

Mar 3, 2014

President's Report 2013

I think I say this every year, "Wow lots going on in the Park".

The year started off with our April AGM and support for the proposed 2013 Maintenance and Special Assessment budgets and projects. In the spring, the laundry room and clubhouse were cleaned up and painted, new pool furniture was purchased, the Park's electrical infrastructure was assessed and serviced by Valley View Electric, and the dock re-permitting application was submitted to the Provincial Integrated Land Management along with completed Environmental Impact Assessment Report. The Park's wireless internet upgrade was completed in the fall. Our 2013 Maintenance came in \$6548 under budget and the Special Assessment costs were \$4619 under budget.

We continue to get good support and compliments on our special assessment funded improvement projects. Looking to 2014 projects, the suggested allocation of funds is, purchasing additional pool furniture (approx. \$2500), replacing the wooden perimeter fence with a chain link fence (approx. \$10,400), and dock permit and repositioning (approx \$5000). All of these will be detailed, discussed, and voted on at the AGM.

In 2013 it became apparent that **alterations and additions** in RV Parks were being scrutinized by the Town of Osoyoos and the BC Safety Authority to a high level never seen before. As you may recall, last year we had numerous visits from the BC Safety Authority for code compliance issues with our electrical and propane gas. In Jan/2013 we received a letter from the Town of Osoyoos stating that they will be developing new "policies and bylaws concerning alterations or additions to recreational vehicles of any description, including Park Model trailers" and that "the Town will develop some new regulations affecting the general use and operation of campgrounds and RV Parks". This year we had four lots wanting to make what used to be a typical addition (ie Arizona rooms, decks, deck cover). We have learned that even though the Town of Osoyoos Permits Department does not have the new RV Park bylaw they are taking a very active and conservative approval role. The following statement has been provided to the Owners considering changes on their lot.

"We are reminding everyone that is planning on making permanent changes on their lot to complete and submit the Park's "Alteration or Additions to Site" form for approval. With recent changes in expectations and enforcement from the BC Safety Authority (ie Propane and Electrical) and the Town of Osoyoos (ie Building codes/bylaws) making changes on RV lots is more complicated and restricted. We recommend sorting out and confirming all necessary approvals prior to making any changes. This includes, but is not limited, to Gas and Electrical permits, Building permits (Arizona rooms, large decks and deck roofs are not being approved by the Town at this time), Park rules (setbacks, parking allocation, etc)."

The directors are obligated to ensure Park bylaws/rules, BC and Town safety and building codes /bylaws are being appropriately applied in the Park.

At the 2012 AGM, there was a discussion and commitment to review and hopefully improve the Park's Wifi system. Thanks to the efforts of Lance Keashly (Lot 31) and Nigel Terrett (Lot 25) we now

have a new Wifi system. I learned that there are two important aspects to a Wifi system connectivity and band width (capacity). The new Park antennas and associated hardware will ensure good connectivity for the entire Park. We changed providers from Telus to Eastlink and obtained a substantial improvement in data capacity. The Park's Wifi capacity will still be strained during the busy summer months so limiting high volume activities during this period is critical (ie movie down loading, HD video games, video conferencing, etc) .

At the time of writing this update, our Dock tenure/improvement application is still in the BC Lands approval process and we have been advised that we may not hear back until this summer or fall. However, we are still hopeful that we will obtain the change from a "Residential" to "Strata" tenure and be able to reposition the dock to deeper water, as well as add moorage fingers. In anticipation of an approved dock upgrade new rules for funding and utilizing the moorage have been drafted for discussion and approval at the 2014 AGM.

Our Volunteers continue to be critical to the success of the Park. Some of the activities this year include, painting the upper washroom/clubhouse/lower laundry room, recycling bottles/paper, Wifi upgrade, attending to the flower gardens, ongoing park and beach cleanup, pool closing, toilet replacement, clubhouse deck repairs, pool furniture replacement, Park winterization, social committee events (delicious steak dinner),and

Welcome to the new 2013 owners, Duane & Paula Hemminger (Lot #60), Jan & Sara vanderHoeven (Lot #66), Gary Gilbeault (Lot #67).

Unfortunately a previous long term Park owner Cy Bailey passed away in Dec/2013.

Looking forward to another fun summer.

Hope to see you at AGM in April.

Respectfully submitted

Randy North