



Okanagan Landing & District Community Association
ANNUAL GENERAL MEETING
November 18, 2024 - 7:00 pm

MINUTES

Chaired by Cyril Karvonen

1. Call to Order 7:05 pm / MOTION to approve the Agenda by Diane Carroll, 2nd Dave Albrecht – motion carried.
2. Roll call performed by registration at the door and quorum confirmed with 24 voting members in attendance– 24 members in attendance (min 3 or 10% whichever is greater-8 required based on 2024 membership total). Cyril commenced the meeting with the statement “As president of the Okanagan Landing and District Community Association, and in the spirit of this gathering, I recognize that Paddlewheel Hall and Park are located in the traditional territory of the Syilx People of the Okanagan Nation.
3. Call for MOTION to approve the Minutes of the 2023 Annual General Meeting by Victor, 2nd Phil Carroll – motion carried.
4. President’s Report and Committee Report Highlights - presented by Cyril Karvonen on behalf of Directors and Stationhouse Museum and Coffee House reports presented by Diana Bainbridge. Presentation available on web site under on AGM page.
 - a) Financial Business - Bookkeeper Report, Income statement and Balance Sheet presented by Cyril Karvonen. General discussion regarding revenue, increased costs for insurance, the music licensing fees (ENTANDEM) and the overall stability year over year except for Covid impact.
 - b) Year End review performed successfully by Karol Hansma and Tammy Wapple.
 - c) MOTION by Diane Carroll to Waive Appointment of an Auditor for 2024/2025 financials, 2nd Ron Heuman – motion carried.
 - d) MOTION by Diane Carroll to Approval of 2024-2025 Budget, 2nd Dave Albrecht – motion carried.
5. Governance Presented by Cyril Karvonen on behalf of Governance Committee
 - a) MOTION by Victor Cumming to Elect the following Directors: Cyril and Charlene Karvonen, Phil and Diane Carroll, Diana Bainbridge, Mary-Ann Reid, Darrel Voaklander, Sean Phillips, Vernon Parkhurst, David Pimm and Simmy Sidhu, 2nd Ben Dulley – motion carried.

6. New Business

Strategic Committee (presented by Cyril Karvonen): We are looking for volunteers to form a Strategic Review Committee to work on the lease agreement and sustainability options and provide a recommendation to the Board:

- The Lease Agreement has not advanced very far since the MOU was signed in 2020
- The current City of Vernon (COV) capital plans do not have any money allocated for Park improvements or development
- The Board has agreed to amendments to the proposed Lease Agreement with the COV to include an annual fee for the COV to pay the Association
- Recently a member of the COV approached the Board and attended our last Board meeting to discuss an alternative to the current proposed Lease Agreement. The suggestion was for the COV to purchase the lands and have a long-term lease back to us for the buildings.
- No discussion with Council or others has occurred at this point
- Reminder that the original purchase agreement with Marathon Realty states we hold the lands forever “so long as the lands shall be used, maintained and occupied by the Grantee for a community park and recreational facility”. No title changes can be made without a special resolution presented to the Association Members

MOTION to Adjourn by Phil Carroll 7:55 pm, 2nd Sean Phillips – motion carried.