

Okanagan Landing & District Community Association

Annual General Meeting

Minutes

November 24. 2025, 7pm

1. President Cyril Karvonen called the meeting to order at 7:15 pm.

He welcomed everyone and recognized that Paddlewheel Hall and Park are located on the traditional territory of the Syilx People of the Okanagan Nation.

2. C. Karvonen confirmed a quorum with 64 members present. Terry Price recorded the minutes.

Motion to move agenda items: Approval of the Minutes of the 2024 AGM to number 3 on the Agenda and Call for new business to number 4 on the agenda. Moved by M. Friesen, seconded by Vern Parkhurst. Carried.

3. Approval of the Minutes of the 2024 AGM.

Motion to approve the Minutes of the 2024 AGM. Moved by Diane Carroll, seconded by Sean Phillips, Carried.

4. Call for New Business:

Cyril Karvonen reported the improvement in technology for hall rentals and events and noted the Hall needs a sustainable business model and working board. Sean Phillips was thanked for his work and effort.

Diana Bainbridge gave a report on the Stationhouse Museum. Copy attached . Val Heuman was recognized for her contribution and work for the museum.

Linda Schopf gave a report on the Coffee House. Copy attached.

5. President's Report and Committee Report Highlights was presented by Cyril Karvonen.

Copy of report is not attached.

1. Financial Business report presented by Diane Carroll. Copy attached. Karol Hansma and Tammy Wapple were recognized for their work on the year end review. R. Shortt was recognized for work done on the water system.
2. Waive Appointment of Audit.

Motion to waive appointment of an auditor moved by Diane Carroll, seconded by Leslie Albrecht.

Discussion ensued and it was agreed that the new board will investigate costs and insert a new line item for an audit in the 2026-2027 budget.

c Approval of the 2025/2026 Budget:

Motion to approve the 2025/2026 budget as presented with an action item to insert a new line item in the 2026/2027 budget re: engage an auditor. Moved by Mike Nolan, seconded by Diane Carroll, carried.

6. Governance: Report submitted by Cyril Karvonen touching on the relationship and history with the City of Vernon and having a sustainable business model. He also gave the new board and members some parting words of wisdom. Report not attached.

Cyril Karvonen left the meeting.

1. Election of Directors:

Mike Nolan reviewed eligibility, and confirmed elected directors serve a one year term ending at the next AGM and directed the election of the new board. Each of the 13 nominees stated their view and experience with the exception of four candidates not in attendance. 11 candidates will be elected to the board. Calls were made for nominations from the floor.

Nominees: Dave Albrecht, Leslie Albrecht, Cindy Alvarez, Diana Bainbridge, Philippe Bouchard, Diane Carroll, Juliette Cunningham, Marvin Friesen, Vernon Parkhurst, Joseph Poirier, Mary-Ann Reid, Rob Sawatzky, Darrel Volklander.

The directors at the registration desk confirmed that all nominees were members in good standing (dues paid), with two exceptions. In the circumstances, it was agreed by the members present that the election should include all nominees, and that the uncertainties would be addressed following the GM.

Nominees were asked if anyone wished to withdraw thier names. None replied. A motion was requested to confirm the slate of nominees. It was duly Moved, Seconded, and Carried: That the slate of nominees for election for director consists of 13 members nominated, subject to later confirmation of membership in good standing.

Motion: Use a written ballot due to 13 candidates. Motion by Dave Albrecht, seconded by Marvin Freisen. Carried.

The ballots were then tabulated by volunteer scrutineers.

Elected Board--subject to confirmation of membership-in-good-standing: Dave Albrecht, Leslie Albrecht, Diana Bainbridge, Diane Carroll, Juliette Cunningham, Marvin Friesen, Vernon Parkhurst, Joseph Poirier, Mary-Ann Reid, Rob Sawatzky, Darrel Voaklander.

Motion: To destroy the written ballots: motion by Dave Albrecht, seconded Robert Albrecht, Carried.

Vernon Parkhurst Motioned to adjourn the meeting at 9:45 pm.

My name is Diane Carroll and I've been the Treasurer for the OKLDCA for 4 years and the last year from Oct 1/24 to Sept 30/25 has been one of the busiest I've experienced.

We've all experiencing the cost of living going up and the Association is no exception. I've noticed increases in the cost of hall insurance, hall janitorial services, cleaning products and utilities. There's always unexpected expenses such as a new hot water heater along with doing basic maintenance to keep the Hall looking good.

Our Hall Manager Sean Phillips promoted the Hall extremely well and therefore our advertising expenses were higher than previous years but led to a peaked interest in the Hall and commitments to rental contracts.

This year I took on the responsibility of initiating security deposit refunds for events to take some of the load off the Hall Manager who had a very busy year. Hopefully this helped him out. We did some adjusting of Hall contracts this past rental year as well.

We had a few issues that needed to be sorted out and did end up in some cases receiving extra rental funds. These have all been sorted out and renters refunded their overpayments along with apologies and hopefully to everyone's satisfaction.

What I've learned from this past year is that the lines of communication have to be open and more in person meetings between the Treasurer and Hall Manager should take place to clear up any questions or problems quickly.

In closing I'd like to thank our President Cyril Karvonen, former Secretary Charlene Karvonen and accountant Camilla Atkins from CLA Financial for always being helpful and quick to respond to my questions and concerns.

Diane Carroll

**STATIONHOUSE MUSEUM
REPORT TO AGM – November, 2025**

This is the Stationhouse Museum's 12th year of operation. Memorandum of Understanding renewal with the VMA will be due March 1st 2026.

The museum opened to the public on a regular basis throughout July/August, Friday to Sunday 12-4pm. Six volunteers (Diana Bainbridge, Ben Hulley, Jordy & Gilda Koenig, Laura Normore and Bonnie Miller) acted as museum hosts. Advertising took place through our Hall website, large Hall sign, Museum & Archives of Vernon, Vernon MorningStar, Vernon Tourism and Castanet. Visitors were primarily from BC and Alberta, several being family or friends of local residents.

A large miner's lamp was donated to the museum by the Camalush family. An enlarged framed Certificate of Recognition now hangs on the wall in the entry, honouring Wes and Kaye Whitehead, donors of the Stationhouse building to the OKLDCA in 1883. Their daughter was one of our special visitors over the summer.

On April 4th, former Stationhouse residents Mineo and Betty Tanaka were interviewed in the building by Mineo's daughter Carmel Tanaka. This fascinating one hour video is titled 'Forgotten Japanese Canadian History of the Okanagan Landing Stationhouse' and is available for public viewing via Museum and Archives of Vernon or <https://www.carmeltanaka.ca/projects>

Statistics July/Aug 2025 (regular summer opening hours)

290 (approx) adult visitors (up from 264 in 2024)

82 (approx) children, age 12 and under (up from 66 in 2024).

Private Tours, 2025

121 adults, 56 children

Total Volunteer hours, 2025: approx 300.

The museum will continue to be open for private tours throughout the year.

Submitted by

Diana Bainbridge (Director, OKLDCA & Stationhouse Museum Coordinator)