



To the Owners of **La Casa**
STRATA PLAN KAS2428
6808 Westside Rd., Kelowna BC V1Z 3R8

October 10th, 2025

NOTICE OF ANNUAL GENERAL MEETING

**THIS LETTER CONTAINS CRITICAL INFORMATION RELATING TO THE VOTING PROCEDURE OF THIS
ANNUAL GENERAL MEETING**

As the Managing Agent, we are pleased to attach formal notice of the **Annual General Meeting** of the Owners of Strata Plan KAS 2428, La Casa, to be held on **Saturday, November 1st, 2025, at 9:30 am PST (registration to begin at 8:00 am) via Zoom.**

A Town Hall Meeting will be held on Wednesday, October 22nd, 2025, from 5:00 pm to 7:00 pm PST, and owners are asked to submit all AGM specific questions to acurrie@pacificquorum.com prior to 4:00 pm on Tuesday, October 21st, 2025.

At this Annual General Meeting, the Ownership will be presented with the 2025/2026 Operating Budget, $\frac{2}{3}$ vote resolutions, majority vote resolutions, and the election of the 2025/2026 Strata Council.

Included in this package are the details of the above, an agenda and a proxy form.

Should you be unable to attend, a proxy form has been included for an alternative representative to attend and vote on your behalf. Please be advised that a proxy holder need not be a registered owner but must be appointed by the registered owner.

Please note that pursuant to Section 112 of the Strata Property Act, where the strata corporation is eligible to register a lien on the title of a strata lot for delinquency in their financial obligations to the strata corporation, the owner of the strata lot may be restricted from voting.

We therefore request that you review the attached information and should you have any questions, please do not hesitate to contact your Strata Manager, Jenn Piekarczyk at jpiekarczyk@pacificquorum.com. We look forward to meeting with you on November 1st, 2025.

Yours truly,
PACIFIC QUORUM (OKANAGAN) PROPERTIES INC.
As Agents for **KAS2428 – La Casa**

A handwritten signature in black ink, appearing to read 'Jenn Piekarczyk', written over a horizontal line.

Jenn Piekarczyk
Regional Manager (Okanagan)
Licensed in Strata Management
Pacific Quorum (Okanagan) Properties Inc.

IMPORTANT DATES

1. **The deadline to submit AGM specific questions for the Town Hall Meeting is Tuesday, October 21st, 2025, at 4:00 pm** – Please send to Ashley Currie at acurrie@pacificquorum.com.
2. **Town Hall Meeting:** Wednesday, October 22nd, 2025, from 5:00 pm to 7:00 pm PST via Zoom.

Join Zoom Meeting:

<https://us02web.zoom.us/j/81939267492?pwd=EG37gTre3HvmBi4AkG5QFswtJ9l0F2.1>

Meeting ID: 819 3926 7492

Passcode: 883697

Dial by your location:

(587) 328-1099

(647) 374-4685

(780) 666-0144

3. **AGM Meeting Date:** Saturday, November 1st, 2025, at 9:30 am PST (registration at 8:00 am), via Zoom

Join Zoom Meeting:

<https://us02web.zoom.us/j/85753052775?pwd=LXuhtUIOuaVFmu3NBjq99oazlbTbhO.1>

Meeting ID: 857 5305 2775

Passcode: 366046

Dial by your location:

(587) 328-1099

(647) 374-4685

(780) 666-0144

HOW TO LOG INTO ZOOM

Entering the Zoom Meeting on a desktop:

- Open Zoom
- Click “Join”
- Enter the Meeting ID and password when prompted

On a smartphone:

- Open your Zoom app
- Click “Join” near the top if you are signed in or If you are not signed in, you can still join the meeting by clicking “Join a Meeting”
- Enter the Meeting ID and password when prompted

Please note you will be muted upon entry by the host.

If you have a question, please follow these steps:

Smartphone:

- Tap your screen once
- Click “More”
- Select “Chat”
- Send the host a message along the lines of “question please” and you will be put in a queue

Desktop:

- Click “Chat” on the bottom, middle of your screen
- Send the host a message along the lines of “question please” and you will be put in a queue

VOTING AND QUORUM

34. Voting

- (1) At an annual or special general meeting, each strata lot has the vote attributed to that strata lot as described in the Schedule of Voting Rights.
- (2) At an annual or special general meeting, voting cards must be issued to eligible voters which show the number of votes attributed to each strata lot if the number of votes is other than "1".
- (3) At an annual or special general meeting, a vote is decided by precise count. The number of votes for and against the resolution and abstentions must be announced by the chair and recorded in the minutes of the meeting.
- (4) The chair must decide whether each vote will be by show of voting cards, roll call, secret ballot or some other method, except that an election of Strata Council or any other vote must be held by secret ballot if the secret ballot is requested by an eligible voter.
- (5) If there is a tie vote on a majority vote resolution at an annual or special general meeting, the president, or, if the president is absent or unable or unwilling to vote, the vice-president may break the tie by casting a second deciding vote.
- (6) An Owner will not be entitled to vote at a general meeting except on matters requiring a unanimous vote if the Strata Corporation is entitled to register a lien against that strata lot pursuant to sections 112 and 116 of the Strata Property Act.
- (7) An owner may attend at an Annual or Special General Meeting by Video (Zoom) telephone, or any other method as determined by the Council with sufficient notice to owners, if the method permits all persons participating in the meeting to communicate with each other during the meeting. [New CA9098347 June 15, 2021]
- (8) All electronic communications issued during a general meeting pursuant to this bylaw shall be deemed to form part of the Strata Corporation meeting minutes and records. [New CA9098347 June 15, 2021]

36. Quorum

- (1) Quorum at an annual or special general meeting called by the Strata Council shall be eligible voters holding one hundred and forty (140) of the Strata Corporation's votes, present in person or by proxy.
- (2) If at the time appointed for a general meeting called by the Strata Council, a quorum is not present, the meeting shall stand adjourned for a period of fifteen (15) minutes whereupon the adjourned meeting shall be reconvened at the same place and the eligible voters present in person or by proxy and entitled to vote, shall constitute a quorum, provided that a minimum of one hundred (100) eligible voters are present in person or by proxy at the time that the meeting is reconvened.
- (3) Bylaw 36(2) does not apply to a meeting demanded by the Owners pursuant to Section 43, 51(3) or similar provision of the Strata Property Act and failure to obtain a quorum for a meeting demanded by Owners when the meeting is first convened terminates, and does not adjourn, that meeting.
- (4) After quorum is confirmed to be in attendance when a meeting is convened, quorum for the balance of the meeting shall be the number of votes that are represented from time to time during the meeting. For greater clarity, once quorum is satisfied when the meeting is convened, quorum need not be recalculated if voters leave the meeting before the meeting is terminated or adjourned and voters departing the meeting shall not prevent the Strata Corporation from conducting business. Any voters departing the meeting or votes otherwise not cast shall be deemed to be abstaining from voting.

TABLE OF CONTENTS

Agenda	Page 6
President’s Report	Page 7
Treasurer’s Report	Page 8 - 9
Amenities Committee Accomplishments	Page 10 - 12
Marina Committee Accomplishments	Page 13 - 14
Operations Accomplishments	Page 15
Utilities Committee Accomplishments	Page 16 - 18
Resolutions	Page 19 - 43
Council Bios	Page 44 - 52
La Casa Lakeside Cottage Resort Rules Document	Page 53 - 63
Appendix C – Exterior Colour Selections	Page 64
Unaudited 2025 Financials	Page 65 - 71
Proposed Operating Budget	Page 72 - 73
Proposed Operating Budget Strata Fees	Page 74 - 84
Previous Annual General Meeting Minutes from November 2nd, 2024	Page 85 - 96
Previous Special General Meeting Minutes from March 25th, 2025	Page 97 - 104
Insurance Summary	Page 105 - 106
Proxy Form	Page 107 - 108
Council Election Ballot	Page 109

AGENDA

- A)** Certify proxies
- B)** Determine Quorum
- C)** Call the meeting to order and elect a chairperson if necessary
- D)** Record the Proof of Notice of the meeting
- E)** Approve the Agenda
- F)** Deal with Unfinished Business
- G)** Receive Reports
 - 1.** President's Report
 - 2.** Treasurer's Report
 - 3.** Amenities Committee Accomplishments
 - 4.** Marina Committee Accomplishments
 - 5.** Operations Accomplishments
 - 6.** Utilities Committee Accomplishments
- H)** Ratify any new rules made by the Strata Corporation under Section 125 of the Strata Property Act.
- I)** Report on Insurance
- J)** Approval of the 2025-2026 Proposed Operating Budget
- K)** New Business:
 - 1.** Unaudited 2025 Financials
 - **** Once the August 2025 Audited Financial Statements have been completed and approved, Owners will receive a copy and they will be posted to PQ Online, as per prior years.
 - 2.** Resolutions to be presented to ownership
- L)** 2025/2026 Council Election
- M)** Approval of the previous General Meeting Minutes
 - 1.** Annual General Meeting Minutes of November 2nd, 2024
 - 2.** Special General Meeting Minutes of March 25th, 2025
- N)** Terminate the meeting

2025 PRESIDENT’S REPORT

Dear Owners and Residents,

As we approach another Annual General Meeting, I would like to take a moment to reflect on the past year at La Casa: a year defined by meaningful progress, collaboration, and community spirit.

Your Council has continued to work tirelessly to ensure the financial health and operational stability of our resort. Significant time and effort have gone into reviewing budgets, improving efficiencies, and ensuring that every decision made reflects responsible stewardship and long-term value for owners.

This year saw notable advancement across several major projects. The marina enhancement and piling replacement initiative occurred, ensuring safety and long-term stability. The water treatment plant upgrades remain underway to enhance reliability and meet future standards. We also successfully added backup generators a key operational improvement that strengthens our resort’s resilience. Looking ahead, the next major focus will be the renovation and replacement of our aging hot tubs an important step in maintaining and improving the amenities that define the La Casa experience.

These accomplishments reflect not only careful planning but also the dedication of countless volunteers. Our Council members have invested many hours managing complex projects, overseeing operations, and ensuring accountability. I extend heartfelt thanks to our management partners at **Pacific Quorum**, whose professionalism and guidance continue to support our goals, and to all **past Council members** whose contributions helped shape the strong foundation we continue to build upon.

Equally deserving of recognition are the many **community members and volunteers** who serve on La Casa’s committees. Their hard work and insight help guide important decisions and keep the spirit of collaboration alive. A special thank you goes to the **Social Committee**, whose efforts to host events and foster connection have strengthened our sense of community and belonging across the resort.

Together, these collective efforts have made La Casa stronger, safer, and more connected than ever. It remains my privilege to serve as your President, and I am deeply grateful for the continued trust and engagement of this vibrant community.

With appreciation and optimism,

Nathan Kapler

President, La Casa Resort Strata Council

2025 TREASURER’S REPORT

Overview:

As Treasurer I’ve conducted a comprehensive review of the Strata’s financial position, including reconciliation of the 2024/25 operating budget with actual expenditures, monitoring of all accounts, and with PQ Management, and have completed the development of the proposed 2025/26 budget for our next fiscal year.

The overall financial health of La Casa remains strong, with focused efforts on cost control, revenue recovery, and enhanced investment performance. Council is proposing a modest 1.98% strata fee increase to ensure we have adequate income to cover all increasing operational expenses, from staffing & management to emergencies and repair & maintenance of our 99-acre property. This increase amounts to \$8.08 per strata lot for the next fiscal year. Our 2024/25 year end showed a deficit of \$7,744 or 0.003% of target. Per the BCSPA we will address this deficit by using part of our retained earnings after the audit. There will be no impact to owners because of this.

1. Financial Review

- All financial statements, bank reconciliations, and expense reports have been reviewed for accuracy and completeness.
- Operating and contingency reserve accounts are up to date, with all transactions properly documented. Accruals have been completed for this fiscal year.
- Minor discrepancies identified during reconciliation were investigated and resolved.
- Myself & PQ will continue to monitor cash flow to ensure timely payment of all obligations.

2. Budget Development & Reconciliation

- A draft budget for next fiscal year has been completed and reviewed against actual year-to-date performance to compare projected versus actual figures across all major expense categories, identifying both cost savings and overages.
- Variances have been analyzed and adjustments recommended where appropriate, ensuring the budget remains realistic and aligned with operational needs & priorities.

3. Expenditure Management

- There have been a number of urgent and emergency repairs that have come up this year costing the Strata a significant amount of money. However, we have managed to control these expenditures by identifying cost overruns, and by putting controls in place to look at more preventative measures so emergency issues are not excessive. Some of our big spends this year & upcoming include but are not limited to:

Perimeter completion fencing of the upper storage compound	\$11,000
Owner’s Lounge Flood Deductible	\$50,000
Second Owner’s lounge flood	\$17,000
Ice dam at Valencia water main blockage	\$16,000
Valencia water main pipe repair (to below frostline)	\$22,000
Irrigation line repair on La Palma	\$2,300
Waterfall pump replacement	\$7,000

Pump at WWTP	\$26-\$28,000
WWTP Motor	\$6,000
Emergency alarms (fixed) WTP	\$18-\$20,000
Upper hot tub motor/pump	\$7,200
Garbage deck platform and stairs replacement	\$6,400

Along with these major repairs, there have been a number of smaller items that while not as significant, still affect our operating budget. Electrical repairs, concrete work, demolition of unsafe structures, strata office revamp, etc.

- Procurement practices with Operations are being reviewed to identify opportunities for cost efficiencies with vendors to the resort.
- For small capital or maintenance projects, financial tracking has been strengthened to ensure expenditures remain within approved limits and that council approvals are obtained as required. Some of these repairs have been covered by the CRF and some have been paid through R&M. Operations and Council will continue to work diligently to address emergency situations as well as preventative maintenance and will ensure we have the funds on hand to address urgent issues as they arise.

4. Revenue Recovery and Optimization

- An audit of historical billing and utility fee collections was conducted to identify lost or uncollected revenue with several potential sources of missed or underreported income identified. Recovery processes have been initiated and controls will be implemented to prevent future loss.
- This year we have been working to secure much lower insurance rates. Current rates for the 2025/26 fiscal year were near \$220,000. Negotiations with both Gallaghers and HUB insurance should net us \$25-40,000 in savings. Along with that, our new security contract sees a reduction of \$28,000 for the next 2 years of their contract.

5. Investment and Passive Income Strategy

- We have adopted a proactive investment approach to maximize passive income from the Strata's surplus funds. This has netted the Strata over \$110,000 this year alone in interest on our investments.
- Funds not immediately required for operations are being strategically allocated to Guaranteed Investment Certificates (GICs) to achieve higher returns while maintaining capital security. Our interest rate across most of our current investments is 3.30% - higher than the BOC overnight rate.
- A review of interest rate trends and maturity schedules ensures investments are staggered to optimize liquidity and returns.
- The mortgage on Lot 488 comes up for renewal soon. We will be looking at strategically paying down this debt and/or remortgaging depending on rates at the time of renewal to best optimize our financial performance.

6. Summary and Outlook

- Financial management processes are functioning effectively, with improvements being made to reporting accuracy, expenditure control, and investment returns.

Anita Warren

Council Member, Treasurer

2025 AMENITIES COMMITTEE ACCOMPLISHMENTS

COMMITTEE:

Adrian Petre (chair), Ryan Hargreaves (co-chair), Anita Warren, Jim Britton, Marnie Spry, John Borzillo, Greg Bodnarchuk

SCOPE OF PROJECTS:

The committee's role is to explore projects of varying size that would improve the resort amenities and identify new potential projects, then report to council on technical details and budgets.

There are two major projects that the committee is running currently: the replacement of the hot tubs at the middle amenities area and the Block D development design.

Other projects (smaller in size) included the natural stairs to the beach, marking trails behind Terazona, accessible parking, & horseshoe pits.

Initiatives of the committee included but are not limited to:

- Exploring parking stall creation on Santa Fe (for marina and beach overflow),
- Investigating a new fob system to prevent intruders entering our resort and facilities,
- Creation of a working group for an integrated vision for the future of the resort
- Search out quality/affordable outdoor sport/exercising equipment to expand green space and common property enjoyment

PROJECTS APPROACH:

The committee meets once a month to discuss existing projects' progress as well as to explore new ideas. The committee sends out detailed meeting minutes, creates AGM/SGM resolutions and reports on existing projects and initiatives.

A sub-committee consisting of Adrian Petre, Mark Ellery, Anita Warren and Jim Britton was created to oversee the contractor performance on the Hot Tubs Replacement Project. This sub-committee reviewed and recommended improvements for the hot tubs design & selection of materials. Currently work is being done with the contractor around quotes for a proposed resolution regarding heated pathways to enhance usability of the new tubs. By doing this during the construction phase, there is potential for large cost savings, as this project can be done concurrently with the installation of the new concrete at the perimeter pathways. The sub-committee also bridges Operations to ensure the site is safe and to supervise the contractor crews.

PROJECT EXECUTION:

The Aqua Park started running as an unofficial committee in 2024/25 comprised of Anita Warren, Doug Case & Robbie Yi (along with a number of teenagers who provide feedback on new purchases for the following season).

Work begins each fall to prep the swim area for the following year so anchors and blocks line up with the anticipated surface equipment installation in late June.

The last 2 years have seen a move away from the old Rave trampolines to the new (safer) and better quality Wibit products that we are currently using. Come spring, the new features are shipped and stored to be ready for installation in June. Cranes, divers, and jet skis are used to position the products in place and tether them to the lake bottom anchors. This last year, Inland Divers Underwater Service Ltd was secured to provide us with underwater footage and report on our lakebed to identify areas we need to clean up and where we need to bolster our existing tie-downs & chains.

For the coming year we would like to make this a formal committee or sub-committee with regular meetings and minutes, if council endorses. The current focus is on positioning our aqua park a bit northward of where it currently sits to completely avoid any riparian red lines (spawning grounds). This can and should easily be done by moving the park 10-20 feet north.

A big thank you to the committee members who worked so so hard on making this another successful year at the beach and to Operations for all their help in set up and tear down.

The **Hot Tubs Replacement Project** kicked off in May 2025, with the selection of PoolHouse Pools as the winner of the bid. After final design was reviewed, documentation was submitted to Interior Health for approval in September 2025. It is expected that we will have the permit released by mid-October as it is pending in the queue. On September 29, PoolHouse Pools began the site demolition; some cement forming can also be done but concrete will be poured after the permit release. At owners' request a heating pads solution will be presented at the AGM.

The **Block D Development Project** consists of a preliminary/conceptual design that incorporates two views: one for a sports and concert space, the other one for a park. Once finalized, those two concepts will be presented to the owners for a preference vote, then to the next SGM in 2026. The challenges of this project are the lot slope and utilities going underneath.

A landscape architect from EXP Engineering is working on developing those concepts and providing a budgetary estimate for the chosen concept.

BUDGETS AND SCHEDULES:

Below is the schedule for the hot tubs' replacement project. We are on time and budget and don't anticipate any delays.

Poolhouse Projected Building Schedule - La Casa Hot Tubs																									
Task	Month 1					Month 2					Month 3					Month 4					Month 5				
Design, Engineering, Permit	Projected																								
Demolition																									
Excavation																									
Structure & Plumbing																									
Utilities																									
Coping																									
Interior Finishing																									
Equipment / Autocovers																									

The **Block D Development Project** has a low budget for conceptual design and budgetary estimate. The documentation on this project will be finalized by February 2026. Once the conceptual design is finalized and selected by the owners, the committee will present the documentation at the next SGM. Project cost will include detailed design, equipment and construction work.

FINAL:

Thank you to all committee members for helping us in identifying, selecting and prioritizing those ideas that make our resort a better place. Also, a big thank you to the community for supporting us and providing constant feedback.

Adrian Petre

Council Member, Amenities Committee Member

2025 MARINA COMMITTEE ACCOMPLISHMENTS

Council and the Marina Committee have had a productive and busy year, working to improve the structure, operations, and governance of the La Casa marina. Our focus throughout 2025 has been on safety, durability, and functionality—while carefully managing costs within the budget set at the beginning of the year.

Structural Repairs and Improvements

This year, a significant series of infrastructure improvements were successfully completed:

- a. Replacement of Pilings: All deteriorated wooden pilings were replaced with durable steel pilings, providing greater stability and long-term resilience.
- b. Improved Dock Spacing: The committee redesigned and implemented wider dock spacing to better accommodate larger vessels and improve maneuverability.
- c. Dock and Breakwater Repairs: Major updates and structural repairs extended the lifespan of both the docks and the breakwater.
- d. Installation of Anchors: New anchors were added to strengthen stability and reduce movement in adverse weather.
- e. Lighting Enhancements: Safety lighting was installed along the docks and breakwater, improving visibility during low-light conditions.

We are pleased to report that all projects were completed under budget, with costs coming in below the \$140,000 allocation. This was achieved through efficient project management, strategic planning, and the generosity of committee members and volunteers.

Looking Ahead – 2026

The committee has submitted a planned maintenance budget for approval at the AGM. With owner support, we aim to achieve the following in 2026:

- f. Additional upgrades to existing floating components of the marina.
- g. Launch of a phased annual project to rebuild sections of the breakwater, beginning in Spring 2026.

These initiatives reinforce our commitment to maintaining a safe, modern, and reliable marina for all owners and guests.

Governance and Bylaws

Currently, marina governance relies heavily on the annual contract and council interpretations, leaving room for inconsistency. To address this, a comprehensive set of bylaws has been prepared for owner consideration at the AGM. Strong bylaws will:

- h. Reduce reliance on council discretion,
- i. Provide consistency and transparency, and
- j. Offer owners greater confidence in marina management—regardless of future council membership.

Acknowledgments

Council extends sincere appreciation to all members of the Marina Committee for their dedication, input, and hands-on involvement throughout the year. Special thanks are owed to **Allan, Doug, Steve, Scott, and Dale**, whose countless volunteer hours were instrumental in delivering these improvements. We also thank the piling crew and dive team for their expertise and hard work.

On behalf of Council and the Marina Committee, thank you for your continued support and trust. We look forward to another successful year ahead.

Chris Murphy

Council Member, Marina Portfolio

Allan Lambert

Marina Committee Chair

2025 OPERATIONS ACCOMPLISHMENTS

I have been grateful for the opportunity to serve on the council this past year. This experience has enabled me to represent owners and make meaningful contributions to our La Casa Community. Despite a busy year, I remained dedicated to serving both owners and the resort, which has been rewarding to do so on behalf of the owners.

During the 2024/2025 year, I committed to open communication and proactive management. I spearheaded the creation of the owner's newsletter to keep everyone updated on repairs, events, and resort developments. My hands-on approach helped tackle unexpected challenges, such as the lounge flooding, while also improving operations by bringing in new contractors and updating HR and payroll documents. I facilitated seasonal hiring, supported emergency after-hours needs, and oversaw upgrades to office documentation, processes and policies. Notably, by working with PQ, we saved over \$37,000 in insurance costs related to the floods by monitoring the claim, ensuring the charges were correct, and ultimately reducing the overall cost. Additionally, we engaged a new security company for La Casa and eliminated the car and other associated costs, resulting in savings of over \$54,000 over two years. Additionally, by overseeing recycling at La Casa, we generated over \$20,000 for La Casa's funds.

Additionally, I ensured the completion of vital maintenance projects, including the installation of new signage, outdoor furnishings, urgent repairs, gazebo removal, irrigation repairs, fencing, and garbage platform replacement, as well as numerous other resort repairs, general maintenance, and safety enhancements. I have been actively involved in the community, serving on both the aqua park and short-term rental committees, volunteering at resort events, and contributing to the Strata Operations Office history photo project. I also introduced the Owners Community Volunteer Service Award, collaborated with owners, staff and PQ on new initiatives, and managed ongoing projects with fiscal responsibility. Working collaboratively with the operations team, owners, and PQ has been a remarkable experience. Our teamwork has strengthened our team's role as leaders and established us as a vital part of the resort.

As Operations Lead since March 2025, I have connected with many owners, staff, and council members, past and present, who offer valuable input for our community. The dedication of our owners and our operations team continues to drive improvements and foster inclusiveness and kindness. Over the past year, we've focused on achieving what's best for our future through teamwork, decisive action, and meaningful results.

In closing, serving on the council is about more than just the role itself; it's about engaging and listening to our owners, staff and community. We can truly achieve our best only when everyone participates in shaping the process and future of our amazing resort.

Melissa Watkins

Council Member, Operations Lead and Communications Liaison

2025 UTILITIES COMMITTEE ACCOMPLISHMENTS

COMMITTEE:

Adrian Petre (chair), Mark Ellery, Nathan Buhler, Brian Smith, Ray Thouret, Bob Wing, Maurice Greenwood.

SCOPE OF THE PROJECTS:

There are three projects being run at this time by the Utilities Committee. While they are separated by methodologies and contractors used, they are serving an interlinked infrastructure.

The **WTP** project was designed by Stantec and constructed by Carver. The project is close to completion; the last technical issue involves a possible redesign of the filtration system. The existing solution using cartridge filters failed as the filters are overcome by algae particulates leading to clogging and frequent alarms.

The **Generators** project involves the installation of three diesel generators to provide alternative power to WTP, Lake Pump Station and WWTP in case of power outage. BBA Engineering is working on the construction tender document (that was dependent on the RDCO permit release). RDCO permit DP-25-21 was released on August 29, 2025.

The **WWTP** project is in the concept phase. Our sewer plant is outdated and does not meet the operation parameters set by the Ministry of Environment. An expansion as well as technological improvement of the process will be likely required to meet the environmental and operation criteria.

PROJECTS APPROACH:

The committee is working diligently to keep those projects on schedule and budget. There are known challenges, especially related to the WTP project. Information flowing back to the community is of essence.

The committee's role consists of high-level project management, technical review, budgeting and negotiation when dealing with contractors as well as technical and cost advisory for the council.

Given the high priority and importance of those projects, the committee meetings frequency is set once every two weeks. Unscheduled meetings involving some of the committee members are taking place for the liaison with Stantec, Carver, IUM, BBA Engineering, RDCO and Interior Health.

PROJECT EXECUTION:

The **WTP** project tasks deal with the filtration system replacement and with Carver's change orders and final completion fund release.

The latest meeting between the committee, Stantec and Interior Health Engineering, established that based on the Larratt Aquatic water sampling report findings, the back washing filters are not a solution.

Small size algae particles are adhering to the cartridge filters and growing, leading to the clogging issue. Newer ideas would not exclude an exemption from the filtration stage based on the constant low turbidity (less than 1 NTU for more than a year). It will require rigorous and ongoing sampling/testing to qualify and stay qualified for. The advantage is a low-cost solution that can lead to the removal of the 'water quality advisory' in about a year. The drawback is that once the raw water turbidity increases, the 'water quality advisory' will be reinstated. Another option is for a pre-filtration chlorine injection to destroy the algae before the filtration stage. This is a more technical sound solution, and a trial can be implemented with relatively low technical and financial efforts.

Carver completed the execution of their part of the project; some funds are retained for now until the documentation and clarification on equipment certification is provided. There is also a claim for labor charges related to stand-by activities due to BC Hydro delays during pandemic.

The **Generator** project next stage consists in releasing the construction tender document to local contractors. BBA Engineering is also exploring costs for the Automated Transfer Switches that are going to be integrated in the design. The development permit was released by RDCO for two locations, WTP and WWTP. The third generator will be installed on a trailer platform at Lake Pump Station. The reason for the trailer solution is that due to the proximity of the lake, the development permit would have been very challenging.

The three generators have been purchased and are being manufactured with an estimated time of arrival around February 2026.

The **WWTP** project is on a planning phase. We will work with the operator to get more info on the Ministry of Environment requirements.

BUDGETS AND SCHEDULES:

The **WTP** project budget and schedule depend on the filtration system resolution being sought in collaboration with Stantec and Interior Health Engineering. The biggest challenge in dealing with Stantec is that there are no funds left for engineering and the committee and Strata does not have any leverage when dealing with the contractor. If the new solution gets approved, the committee will set up parameters into the new contract or contract extensions that would enforce technical performance and contractual obligations.

The **Generator** project received the development permit from RDCO at the end of August 2025. With the generator being purchased from Finning (Caterpillar) and due for delivery around February 2026, the remaining focus will be on the installation bid and construction. Other items that will need to be purchased are the Automatic Transfer Switches for all three plants and a heavy-duty trailer that would support the generator located at Lake Pump Station. Overall, the committee considers that the project is on schedule and budget, with an estimated start up by May 2026.

The **WWTP** project is in the preliminary development phase. The first stage is to create a tender package for engineering. The committee will inform the owners once we have better visibility on the project cost and timeline.

FINAL:

Here are a few successes of the committee over the past year:

- Removing the 'Boiled Water Notice' level and replace it with a 'Water Quality Advisory' level
- Solving the communication issue at the Lake Pump Station (including missing and incomplete documentation)
- Engaging Stantec and Interior Health to work together on a resolution regarding the failed filtration system
- Coordinating a successful bid for purchasing the Finning - Caterpillar generators
- Coordinating a tender document for the construction and commissioning stages of the Generator project
- Recovering funds from BC Hydro for an unutilized concrete box left on block D for over three years

Thank you to all committee members and our treasurer for making a priority on running these complex projects. Also, a big thank you to the community for supporting us and providing constant feedback.

Adrian Petre

Council Member, Utilities Committee Member

RESOLUTIONS

RESOLUTION #1 – MAJORITY VOTE: APPROVAL TO RATIFY THE LA CASA LAKESIDE COTTAGE RESORT RULES DOCUMENT

PREAMBLE:

The La Casa Rules were in need of a refresh to make them clearer, more consistent, and better aligned with our existing bylaws. Over time, small errors, omissions, and inconsistencies have found their way into our rules, and this update is an opportunity to correct them.

Our goal is to ensure the rules reflect how our community actually operates — with fairness, transparency, and respect for everyone who shares and enjoys our common property and assets. By improving clarity and consistency, we can help prevent misunderstandings, support responsible use of shared spaces, and make it easier for all owners and residents to understand and follow the same standards.

BE IT RESOLVED by a Majority Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve to ratify the La Casa Lakeside Cottage Resort rules document.

The new La Casa Lakeside Cottage Resort rules document, to be approved, is provided on pages 53 – 63 and form part of this AGM package.

RESOLUTION #2 – MAJORITY VOTE: APPROVAL OF THE 2025-2026 PROPOSED OPERATING BUDGET

PREAMBLE:

Each year, your Strata Council, with PQ Management and your Treasurer reviews our expenses and plans for the year ahead to make sure we are managing our community's finances responsibly. The proposed operating budget is designed to cover the ongoing costs of maintaining our common areas, amenities, and services, while also planning ahead for future needs. Where possible, we've looked for ways to save money, improve efficiency, and avoid unexpected expenses down the road.

Our goal is to keep our community in great shape, protect property values, and ensure owners understand how strata funds are being used. This budget is about working together to make sure our shared spaces and assets continue to benefit everyone.

BE IT RESOLVED by a Majority Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve the Proposed Operating Budget for the period September 1st, 2025, to August 31st, 2026, with a 1.98% increase in Strata Fees.

A retroactive fee adjustment will be applied to the December 1st, 2025, strata fee charge. The retroactive strata fee schedule is provided on pages 74 – 84 of this information package.

RESOLUTION #3 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE DIVISION 1, SECTION 8. MARINA USE

PREAMBLE:

The bylaws contained under Division 1, Section 8 are specific to Marina Use. Council is asking owners to approve the repeal and replacement of all bylaws within Section 8. Marina Use to provide the owners with a greater clarity of understanding of the Marina use. In the past, many concerns have been raised by owners due to the lack of clarity in the current bylaws and rules.

Division 1, Section 8. Marina Use currently states:

8. Marina Use

(1) The Strata Corporation's boat moorage areas, launch, slips, docks and associated facilities (collectively the "Marina") are for the exclusive use of Owners, occupants and/or their guests for safe moorage, loading or unloading of boats and other watercraft, and other specifically approved uses, subject to these Bylaws and any Rules. No person may damage any portion of the Marina or use the Marina for any purpose other than for the approved activities.

(2) The Marina is intended for the purposes of launching, accessing and approved mooring of boats and other watercraft and for other related recreational activities provided the activities do not interfere with moorage and access to the Marina and provided further that the activities do not otherwise disrupt the no-wake zone.

(3) The Strata Council may approve other uses, including fishing and other recreational uses by Rule approved from time to time.

(4) Moorage shall only be permitted where specifically approved by the Strata Council in a written agreement for exclusive use, in a form approved by the Strata Council, and only in strict compliance with the Bylaws, Rules and the terms of any such agreement and conditional upon up-to-date payment of any applicable user fees.

(5) No-one may use a moorage slip other than the one assigned for the person's use by the Strata Council in accordance with a written agreement. The Strata Council has sole discretion to manage and oversee the use of the Marina, to pass Rules governing the use of the Marina, and to allocate, reallocate, and/or revoke boat slip assignments from time to time, notwithstanding any other provision of this Bylaw.

(6) The Marina may be unlit and may or may not be supervised. Without limiting the generality of Bylaw 6, any use of the Marina is at the sole risk of the user, who assumes all risks including but not limited to, death, injury, damage to persons, damage to or loss of personal property, loss of access to the person's personal property and/or loss of access to the Marina. Any user of the Marina agrees to indemnify the Strata Corporation, its members, agents, and employees for all liability as a condition of use by themselves and their invitees.

(7) The Strata Corporation does not take responsibility for the safekeeping or condition of boats, watercraft, equipment, or personal property and any measures to safeguard such possessions are the responsibility of the user.

(8) Anyone entering the Marina area shall comply immediately with any safety instructions issued by representatives of the Strata Corporation with respect to the movement or moorage of boats. Anyone not complying with the Bylaws, or the safety instructions of a Strata Corporation representative is required to vacate the Marina immediately in accordance with any instructions provided and will not be provided a refund of any user fee or rent paid with respect to boat moorage.

(9) Children may only be present within the Marina with the informed consent of the child's parent or legal guardian. Children under the age of sixteen (16) must be under the close personal supervision of an adult. That adult and the child's parent or legal guardian must jointly and severally indemnify the Strata Corporation for any liability resulting from the child's presence within the Marina.

(10) Pets are only permitted within the Marina if the pets are secured within a pet carrier or secured at heel by a leash under the control of a responsible person sixteen (16) years of age or older.

(11) The Strata Council may place whatever signage within or adjacent to the Marina as is necessary in Strata Council's sole discretion to publicize the provisions of the Strata Corporation's Bylaws and Rules with respect to the use of the Marina and may post signage publicizing a waiver of liability.

(12) No person may make alterations or additions to the Marina without the prior written permission of the Strata Council, except the temporary placement of bumpers or similar items which can be installed and/or removed without damage to the Marina, and do not interfere with any authorized use of the Marina.

(13) The Strata Council may in Strata Council's sole discretion close the Marina for any portion of the fall and winter season and during other periods for repairs, maintenance or for safety reasons.

(14) All watercrafts must be properly moored and secured, or under the direct control of a person who possesses proof of qualification for the operation of that watercraft and carefully controlled with regard to safety. Moored watercraft must be tied securely with at least three lines (bow, stern, fore spring). Lines must be of good quality and condition, the bow and stern rope to be a minimum of 3/8". Lines must not cross walkways or otherwise present a hazard.

(15) A boat or other watercraft may be moved by Strata Corporation representatives with or without the consent of the Owner if such watercraft is moored in violation of the Bylaw, in violation of a moorage agreement, is unsafe or in a manner which obstructs proper utilization of the facility. Any boat or other watercraft which, in the opinion of a representative of the Strata Corporation, is in danger of sinking or is a hazard to other vessels, the Marina or other property, may be removed at the sole expense and risk of the Owner and without liability on behalf of the Strata Corporation, its agents or employees. However, the Strata Corporation has no obligation to remove such boat or other watercraft. Should the Strata Corporation render salvage services to any boat or other watercraft, the costs thereof shall be at the expense of the boat's Owner, and the Strata Corporation shall not be responsible or liable for any damage to or loss of said watercraft, its tackle, gear, equipment, or other property.

(16) The Strata Corporation reserves the right to terminate or refuse moorage to any person or boat or other watercraft for unsafe conduct, violation of the Bylaws, conduct of the boat, or safety factors.

(17) Sewage and refuse shall not be discharged into the lake under any circumstance. All refuse shall be placed in proper containers or properly disposed of by each user.

(18) No fueling of watercraft or handling of fuel is permitted within the Marina.

(19) The owner of a watercraft and the Owner of the strata lot with which the watercraft is associated are jointly and severally liable to indemnify the Strata Corporation for any expense, loss or damage, arising from environmental contamination; fire; collision; negligent operation, maintenance or storage of the watercraft; misuse of the watercraft or Marina; and/or any breach of the Bylaws relating to the Marina. The indemnified expenses include but are not limited to; clean-up or penalties relating to environmental contamination and legal expenses of the Strata Corporation on a "solicitor and own client" basis.

(20) Boats may not be used as a temporary or permanent accommodation or quarters while moored within the Marina.

Division 1, Section 8. Marina Use, upon approval of ownership, will read as follows:

8. Marina Use

(1) The Strata Corporation's boat moorage areas, launch, slips, docks and associated facilities (collectively the "Marina") are for the exclusive use of Owners, Guests, and/or their accompanied guests. The Marina, boat ramp, (launch) and associated facilities are for the safe moorage of registered vessels, the loading or unloading of boats and other watercraft, and other specifically approved uses, subject to these Bylaws and any Rules. The reference to Vessels, and all other styles and types of boats will be referred to as Watercraft within these bylaws. Registered Vessels are defined as Vessels Registered at the Operations Office for use at KAS 2428.

(2) The Marina is intended for the purposes of launching, accessing and approved mooring of watercraft and for other related recreational activities provided the activities do not interfere with moorage and access to the Marina and provided further that the activities do not otherwise disrupt the no-wake zone.

(3) Moorage of watercraft shall only be permitted where specifically approved by the Strata Council in a written agreement for exclusive use, in a form approved by the Strata Council, and only in strict compliance with the Bylaws and Rules. Use of the Marina is conditional on all monetary obligations to the strata are settled prior to slip allocation. This includes but is not limited to Strata Fees, Slip Rental Fees, and fines.

(4) No one may use a moorage berth other than the one assigned for the person's use by the Strata Council. The Strata Council assigns this responsibility to the Operations Staff. The Strata has sole discretion to manage and oversee the use of the Marina, to pass Rules governing the use of the Marina, and to allocate, reassign, and/or revoke watercraft slip assignments from time to time, notwithstanding any other provision of this Bylaw.

(5) The Marina may or may not be supervised. Without limiting the generality of this bylaw, any use of the Marina is at the sole risk of the user, who assumes all risks including but not limited to, death, injury, damage to persons, damage to or loss of personal property, loss of access to the person's personal property and/or loss of access to the Marina. Any user of the Marina agrees to indemnify the Strata Corporation, Strata Council, KAS 2428 members, agents, and employees for all liabilities as a condition of use by themselves and their invitees.

(6) The Strata Corporation does not take responsibility for the safekeeping or condition of watercraft, equipment, or personal property and any measures to safeguard such possessions are the responsibility of the user.

(7) Anyone entering the Marina area shall comply immediately with any safety instructions issued by representatives of the Strata Corporation and all representatives, with respect to the movement or moorage of all watercraft. All users not complying will be required to vacate the Marina immediately when informed to do so. Non-compliant owners and guests to the Marina Bylaws and Rules will not be provided with any portion of a refund of any rental fee or user fee with respect to moorage.

(8) Children under the age of twelve (12) must be under the accompanied and supervised by an adult, when within the boundaries of the Marina. The legal guardian of the child must jointly and severally indemnify the Strata Corporation from all liability resulting from the child's presence within the Marina boundaries. The child's parent or legal guardian must jointly and severally indemnify the Strata Corporation for any liability resulting from the child's presence within the Marina.

(9) Pets are only permitted within the Marina if the pets are secured within a pet carrier or secured at heel by a short leash under the control of a responsible person twelve (12) years of age or older.

(10) The Strata Council may place whatever signage within or adjacent to the Marina as is necessary in Strata Council's sole discretion to publicize the provisions of the Strata Corporation's Bylaws and Rules with respect to the use of the Marina and may post signage publicizing a waiver of liability.

(11) No person may make alterations or additions to the Marina without the prior written permission of the Strata Council, except the temporary placement of bumpers or similar items which can be installed and/or removed without damage to the Marina, and do not interfere with any authorized use of the Marina.

(12) The Strata Council may, in Strata Council's sole discretion, close the Marina for any portion of the fall and winter season and during other periods for repairs, maintenance or for safety reasons. No refunds will be issued for any loss of marina enjoyment during this period.

(13) All watercraft must be properly moored and secured as Okanagan Lake is subject to substantial storms and winds. Moored watercraft must be tied off to the marina by a minimum of three lines, (bow, stern, starboard or port). Lines must be of good quality and condition, the bow and stern rope to be a minimum of 3/8". Springlines are strongly recommended. Lines must not cross walkways or otherwise present a hazard. All watercraft must be secured with bow tip no further than 19" from the dock to ensure the channel is kept clear for safe navigation.

(14) Watercraft may be moved by Strata Corporation representatives with or without the consent of the Owner if such watercraft is moored in violation of Bylaws or Rules, in violation of a moorage agreement, is unsafe or is in a manner which obstructs proper utilization of the facility. Any watercraft which, in the opinion of a representative of the Operations Staff, is in danger of sinking or is a hazard to other vessels, the Marina or other strata common property, may be removed at the sole expense and risk of the Owner of the watercraft and without liability on behalf of the Strata Corporation, its agents or employees. However, the Strata Corporation has no obligation to remove such watercraft. Should the Strata Corporation render salvage services to any watercraft, the costs thereof shall be at the expense of the watercraft's Owner, and the Strata Corporation shall not be responsible or liable for any damage to or loss of said watercraft, its tackle, gear, equipment, or other property.

(15) The Strata Corporation reserves the right to terminate or refuse moorage to any person or watercraft for unsafe conduct, violation of the Bylaws, Rules, or the terms and conditions of the Marina Rental Agreement.

(16) Sewage and refuse shall not be discharged into the lake under any circumstance. All refuse shall be placed in proper containers or properly disposed of by each user. Any violation of this bylaw can result in the termination of the marina rental agreement, and no refund will be due to the owner of the watercraft.

(17) No fueling of watercraft or handling of open fuel containers is permitted within the Marina. Fuel transported to a watercraft from the marina must be in an approved CSA closed container. Any violation of this bylaw can result in the termination of the marina rental agreement, and no refund will be due to the owner of the watercraft.

(18) The owner of a watercraft and the Owner of the strata lot with which the watercraft is associated are jointly and severally liable to indemnify the Strata Corporation for any expense, loss or damage, arising from environmental contamination; fire; collision; negligent operation, maintenance or storage of the watercraft; misuse of the watercraft or Marina; and/or any breach of the Bylaws relating to the Marina by the owner of the watercraft or guests of the owner of the watercraft. The indemnified expenses include but are not limited to; clean-up or penalties relating to environmental contamination and legal expenses of the Strata Corporation on a "solicitor and own client" basis.

(19) Watercraft may not be used as a temporary or permanent accommodation or quarters while moored within the Marina.

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the repeal and replacement of Division 1, Section 8. Marina Use as presented above.

If passed, this bylaw will take effect once registered at the Land Title Office of British Columbia.

RESOLUTION #4 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE DIVISION 1, SECTION 9. MARINA ASSIGNMENTS

PREAMBLE:

The bylaws contained under Division 1, Section 9 are specific to Marina Assignments. Council is asking owners to approve the repeal and replacement of all bylaws within Section 9. Marina Assignments to provide the owners with a greater clarity of understanding of the Marina Assignments. Based on owners' feedback and council's review, the changes recommended to Section 9 will provide owners with a clear understanding of the bylaws. This repeal and replacement also transfers certain sections from the Marina Assignment Agreements into the bylaws to improve clarity.

Division 1, Section 9. Marina Assignments currently states:

9. Marina Assignments

(1) Boat slips within the Marina shall be assigned by the Strata Council on the following basis:

(a) Any use of a boat slip must be specifically approved by the Strata Council in a written agreement for exclusive use, or a short-term rental agreement in a form approved by the Strata Council.

(b) Each year, the Strata Council may determine a pre-set number of boat slips to be reserved for short term (daily or weekly) prepaid rental by Owners, tenants and guests, subject to a user fee as determined by the Strata Council and set out in the most recent Rules ratified by the ownership at a general meeting. Such short-term boat slip assignments shall be assigned as available on a first come - first served basis based on the date of application, with unfulfilled requests being maintained in a waiting list if requested by the applicant.

(c) The remaining boat slips may be assigned for the exclusive use of an Owner or tenant on a seasonal basis, subject to a user fee, all as determined by the Strata Council from time to time in the most recent Rules ratified by the ownership at a general meeting.

(d) To secure a seasonal boat slip assignment an Owner or tenant must apply to the Strata Manager by the specified deadline, and include an executed moorage agreement in the most recent form provided by the Strata Council and a cheque payable to the Strata Corporation in the amount determined by the Strata Council.

(e) In the event that there are not enough boat slips available for assignment to seasonal applicants, the Strata Council shall assign boat slips as follows:

- (i) First, applicants who had the benefit of a boat slip for the prior season and who apply for continued use of that boat slip by the deadline with required payment and enclosures; and
- (ii) Second, on the basis of a prioritized waiting list maintained by the Strata Manager - whereby vacant boat slips are granted to applicants based on the date and time the respective applications were received, with the earliest applications having priority in all respects.

(f) Any applicant who misses a deadline for application specified by the Strata Council or in the Rules; or who fails to provide an executed agreement; or fails to fully pay the applicable user fee; forfeits any and all rights to obtain or keep a boat slip assignment for that season, and the Strata Council shall be at liberty to reassign that boat slip without notice.

(g) Except as otherwise determined by the Strata Council, only one boat slip shall be made available to any one strata lot or to any one strata lot Owner, regardless of how many strata lots that Owner may actually possess.

(h) Upon request, applicants for rental or assignment of a boat slip must provide proof of qualification to operate a personal watercraft as well as the model, propulsion system, dimensions, identifying marks and proof of Ownership of any personal watercraft which will be moored in the boat slip, as well as proof of insurance.

(i) Sub-assignment, leasing, renting or otherwise transferring rights to use the Boat Slip directly by the assignee is not permitted except that non-commercial use of the assignee's moored Vessel by their invitees and family members is permitted.

(j) In the event that the assignee, strata lot Owner or any other person obtains any revenue from any form of lease, rental or any other form of sub-assignment of the Boat Slip, the Strata Corporation shall be entitled to 100% of that revenue.

(k) If a Boat Slip is empty and apparently unused, (in the Strata Corporation's reasonable determination) for five (5) or more consecutive days, the Strata Corporation may lease or rent the Boat Slip to another until the assignee provides seven (7) days prior written notice that the assignee intends to resume use of the Boat Slip. The Strata Corporation must provide the Exclusive User or Assignee written notice if the Boat Slip is rented pursuant to this provision.

(l) Upon sale or transmission of a strata lot, any boat slip assignment relating to that strata lot is automatically terminated without refund of any user fee or portion thereof.

(m) The assignee must comply with the terms of the agreement as well as the Bylaws and Rules, and must ensure that anyone authorized to use the boat, vessel, Boat Slip or Marina does so safely and in accordance with the agreement, Bylaws and Rules.

(n) The Bylaws, Rules and Agreement shall all apply in parallel, with all specific provisions being applicable. In the event of any direct conflict between the Bylaws or Rules and the agreement which cannot be reconciled by interpretation, the agreement shall prevail unless the Bylaws or Rules were amended subsequent to the execution of the agreement.

(o) All owners granted Exclusive use of a Seasonal Boat Slip are to be fully compliant to all Strata Bylaws and Current with S/L charges due to the strata, including but not limited to: Strata fees, levies, fines, and chargebacks. At the time of Registration of the Seasonal Slip any owner not fully compliant will be refused a Seasonal Slip and the Slip will be offered to the next person on the wait list. The person in violation will also be removed from the waitlist, and only placed back at the bottom after all debts have been paid in full.

(p) Any boats or watercrafts docked in the marina without permission of strata or in violation of the Marina Bylaws 9(1) (a-o) will be removed from the marina or locked to the dock preventing use of the boat or watercraft. Two warnings to the owner or guest are required before any action may be initiated if the boat is removed by a salvage/tow company, all costs associated with the removal of the vessel including storage charges are the full responsibility of the registered owner of the boat or watercraft.

Division 1, Section 9. Marina Assignments, upon approval of ownership, will read as follows:

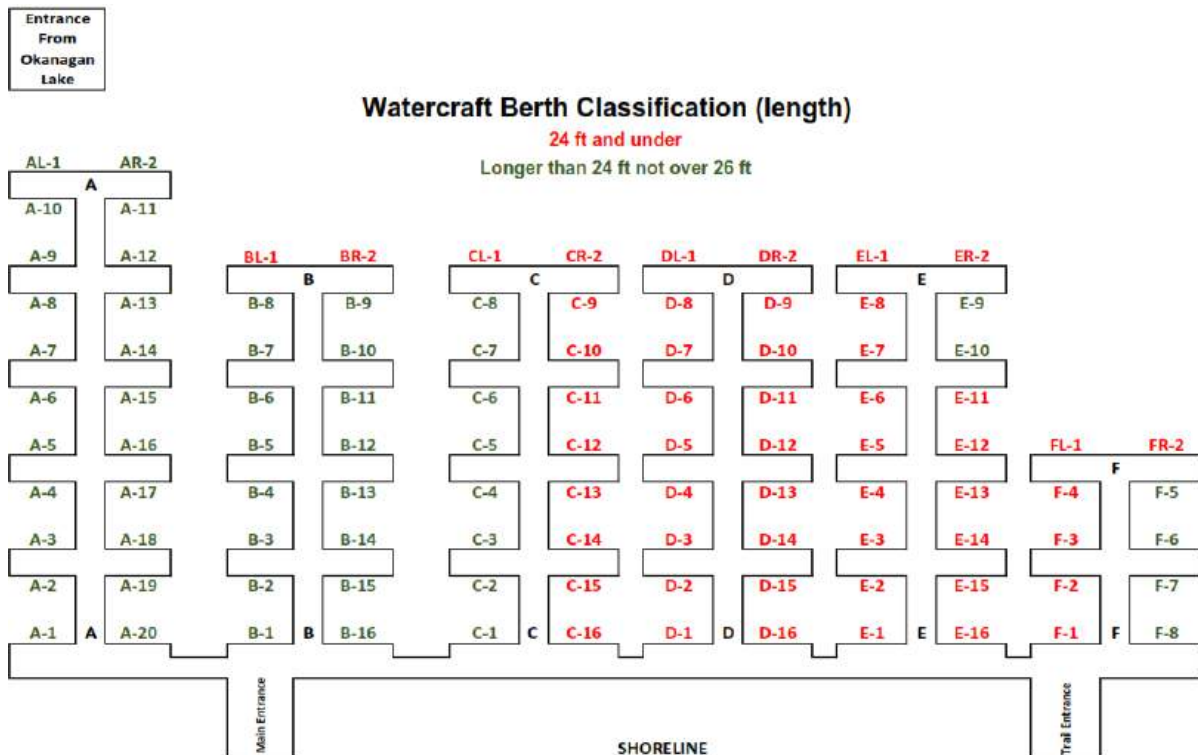
9. Marina Assignments

(1) Boat slips within the Marina shall be assigned by the Strata Council on the following basis:

(2) The marina has 104 berths of which fifty-two (52) can accommodate watercraft up to, and including, twenty-four (24) feet in length. An additional fifty-two (52) can accommodate watercraft up to a maximum of twenty-six (26) feet in length. The marina will not accommodate watercraft in excess of twenty-six (26) feet in length. Within these parameters, berths within the Marina shall be assigned on the following basis:

(a) All berths will be divided into two size classes: (A) watercraft 24ft and under (B) watercraft longer than 24ft but not exceeding 26 ft. (maximum length allowed in the marina). The overall length will be determined by Resort Operations in the case of dispute, whose ruling will be final. The size enforcement will be strictly applied with no discretion or exceptions provided for vessels that may be slightly over the size class.

(b) The Marina will be designated A, and B class berths, have up to 52 (A) class berths and (52) B class berths. (Marina berth class map is attached)



(c) Owners assigned a Seasonal Slip may take a one season hiatus and remain their eligibility as a seasonal berth holder for the following year provided they submit a Marina Agreement Application, when required, that following year. This hiatus slip will be re-assigned to an owner in good standing on the wait list and will be offered to the owner next in line to obtain a seasonal slip.

- (i) If an owner currently on the Seasonal Slip wait list receives a berth due to another's hiatus, that assignment is temporary for the season, as they are not guaranteed a berth in following years and will return to their spot on the waiting list after the current season ends.

(d) Any use of a boat slip must be specifically approved by the Strata Council in a written agreement for exclusive use, or a short-term rental agreement in a form approved by the Strata Council. Strata reserves the right to change or modify the Marina agreement from year to year at their discretion.

(e) To secure a seasonal watercraft berth assignment an owner or tenant must execute a moorage agreement in the most recent form provided by the Strata Council, along with payment in full. No berth will be provided if the rental fee is not paid in full by the required deadline.

(f) In the event that there are not enough berths available for assignment in the size required for seasonal applicants, the Strata Council shall assign watercraft berths as follows:

- (i) First, applicants who had the benefit of a berth for the previous season and who apply for continued use of a berth by the deadline with required payment and enclosures; including owners who are returning from hiatus from the prior year.
- (ii) Second, based on a prioritized "watercraft berth waiting list" maintained by the Resort Operations - whereby vacant berths are granted to applicants based on the date and time the respective applications were received and the berth size they require, with the earliest applications having priority in all respects. In the event an owner at the top of the waiting is awarded a berth but their watercraft exceeds the size of the available berth, the available berth will be awarded to the next owner on the list with a watercraft that will fit within the berth. The owner who was unable to fit within the available berth will have the first opportunity to take the next larger class of berth once an opening is available.
- (iii) Third, if an owner renting an A class berth wishes to move to a B class berth, they must submit their request in writing to Resort Operations who will assign the larger berth based on the availability and the date of the applications for the larger berth. Priority assignment for a larger berth will be given to existing seasonal berth holders over the waiting the list.

(g) To secure a seasonal watercraft slip assignment an Owner or tenant must apply to the Strata Manager by the specified deadline and include an executed moorage agreement in the most recent form provided by the Strata Council and a cheque payable to the Strata Corporation in the amount determined by the Strata Council.

(h) In the event that there are not enough watercraft slips available for assignment to seasonal applicants, the Strata Council shall assign watercraft slips as follows: (i) First, to applicants who had the benefit of a watercraft slip for the prior season and who apply for continued use of that watercraft slip by the deadline with required payment and enclosures; and (ii) Second, on the basis of a prioritized waiting list maintained by the Strata Manager - whereby vacant watercraft slips are granted to applicants based on the date and time the respective applications were received, with the earliest applications having priority in all respects.

(i) Any applicant who misses a deadline for application specified by the Strata Council or in the Rules; or who fails to provide an executed agreement; or fails to fully pay the applicable user fee; forfeits any and all rights to obtain or keep a watercraft slip assignment for that season, and the Strata Council shall be at liberty to reassign that watercraft slip without notice.

(j) Except as otherwise determined by the Strata Council, only one watercraft slip shall be made available to any one strata lot or to any one strata lot Owner, regardless of how many strata lots that Owner may actually possess.

(k) Upon request, applicants for rental or assignment of a watercraft slip must provide all required information stated in the agreement but not limited to: model, propulsion system, dimensions, identifying marks and proof of Ownership of any personal watercraft which will be moored in the watercraft slip, as well as proof of insurance.

(l) Sub-assignment, leasing, renting or otherwise transferring rights to use the Watercraft Slip directly by the assignee is not permitted except that non-commercial use of the assignee's moored Vessel by their invitees and family members is permitted.

In the event that the assignee, strata lot Owner or any other person obtains any revenue from any form of lease, rental or any other form of sub-assignment of the Watercraft Slip, the Strata Corporation shall be entitled to 100% of that revenue.

(m) If a Watercraft Slip is empty and apparently unused, (in the Strata Corporation's reasonable determination) for five (5) or more consecutive days, the Strata Corporation may lease or rent the Watercraft Slip to another until the assignee provides seven (7) days prior written notice that the assignee intends to resume use of the Watercraft Slip. The Strata Corporation must provide the Exclusive User or Assignee written notice if the Watercraft Slip is rented pursuant to this provision.

(n) Upon sale or transmission of a strata lot, any berth assignment relating to that strata lot is automatically terminated without refund of any user fee or portion thereof. In the event the owner of the sold strata lot owns another lot within the resort the owner will not forfeit their standing within the marina, and their watercraft agreement will be attached to the "new" lot.

(o) The assignee must comply with the terms of the agreement as well as the Bylaws and Rules, and must ensure that anyone authorized to use the watercraft, Berth, or Marina, does so safely and in accordance with the Rental Agreements, Bylaws and Rules

(p) The Bylaws, Rules and Agreement shall all apply in parallel, with all specific provisions being applicable. In the event of any direct conflict between the Bylaws or Rules and the agreement which cannot be reconciled by interpretation, the agreement shall prevail unless the Bylaws or Rules were amended subsequent to the execution of the agreement.

(q) All owners granted Exclusive use of a Seasonal Watercraft Slip are to be fully compliant to all Strata Bylaws and Current with S/L charges due to the Strata, including but not limited to: Strata fees, levies, fines, and chargebacks. At the time of Registration of the Seasonal Slip any owner not fully compliant will be refused a Seasonal Slip and the Slip will be offered to the next person on the wait list. The person in violation will also be removed from the waitlist and only placed back at the bottom after all debts have been paid in full.

(r) Any watercraft docked in the marina without permission of strata or in violation of the Marina Assignment Bylaw Section, will be removed from the marina or locked to the dock preventing use of the watercraft or watercraft. One verbal and one written warning will be issued to the owner to the watercraft's owner before any action may be initiated if the watercraft is removed by a salvage/tow company, all costs associated with the removal of the vessel including storage charges are the full responsibility of the registered owner of the watercraft or watercraft. A maximum bylaw fine when applicable will be issued to the owner of the watercraft.

BE IT RESOLVED by a $\frac{3}{4}$ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the repeal and replacement of Division 1, Section 9. Marina Assignments as presented above.

If passed, this bylaw will take effect once registered at the Land Title Office of British Columbia.

RESOLUTION #5 – $\frac{3}{4}$ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO FORTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS (\$48,500.00) FOR THE INSTALLATION OF A HEATED DECK SURROUNDING THE TWO NEW HOT TUBS LOCATED AT THE LOWER POOL FACILITY

PREAMBLE:

The Owners of La Casa Resort approved the installation of two new hot tubs to replace the outdated hot tubs at the lower pool at the Special General Meeting held earlier this year. To ensure these new hot tubs could have an extended season by being used year-round, the Strata Council is asking owners to approve a Contingency Reserve Fund Expenditure of \$48,500.00 for heated concrete from the washrooms to the tubs. This amount is based on the original quote of \$41,948.75, plus a 10% Contingency for costs over-runs, plus GST. The funds will be used to construct a heated deck surface around each of the two (2) new hot tubs. If the installation of the heated deck is completed during the construction of the two hot tubs, costs will be lower as the area will already be torn up. A heated deck surface will permit user safety, limit liability exposure to the Strata and provide year-round comfort to all hot tub users. Interior Health also strongly recommends heated deck surfaces for winter use of hot tubs.

BE IT RESOLVED by a $\frac{3}{4}$ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to **Forty-Eight Thousand, Five Hundred Dollars (\$48,500.00)** for the installation of a heated deck surrounding the two new hot tubs located at the lower pool facility.

Any unused funds will be returned to the Contingency Reserve Fund.

RESOLUTION #6 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO FORTY-FIVE THOUSAND DOLLARS (\$45,000.00) TO REPLACE THE CURRENT UPPER POOL FENCING WITH A FENCE THAT ENCOMPASSES A LARGER POOL AREA FOOTPRINT, PROVIDES A HIGHER LEVEL OF SECURITY AND INCLUDES A NEW FOB AND KEYPAD ACCESS PANEL AT THE ENTRANCE GATE

PREAMBLE:

Council is asking Owners to approve a Contingency Reserve Fund expenditure of \$45,000.00 to replace the Upper Pool fence and gate. Multiple benefits will come from this replacement. The new fence will be of a transparent ornamental metal design, and will be powder coated black. The design will match the lower amenity fence and the roadway gates. The new fence will encompass the under-utilized grassy area located on the South side of the pool deck, providing additional space for owners and guests. Additional tables and loungers will eventually be placed in this area for maximum use. The new fence and gate will be six (6) feet high to ensure the pool is secured after hours. The gate will be moved from its current location to the top of the access ramp. The new gate will include a keypad and fob for secure access to ensure only authorized users will have access to the pool. These are necessary steps, as the pools are heavily used and security and safety are a high concern. The quoted price will include the demolition of the existing fencing. The strata will retain the current pool fencing and gates in hopes of re-selling or repurposing it elsewhere. The \$45,000.00 includes a 10% contingency for cost overrun and applicable taxes and will include the demolition of the existing fencing and its removal from the property. Completion of project will be prior to May 1st, 2026.



BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to **Forty-Five Thousand Dollars (\$45,000.00)**, which includes a 10% contingency and applicable GST, for the replacement of the fencing and gate at the upper pool. The new fencing will encompass the grass area to the South of the pool and will include a new fob and keypad access panel at the entrance gate.

Any unused funds will be returned to the Contingency Reserve Fund.

RESOLUTION #7 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO EIGHTY-SEVEN THOUSAND, THREE HUNDRED AND SIXTY DOLLARS (\$87,360.00) FOR THE INSTALLATION OF COUNTER LEVER PERMANENT SUNSHADES AT THE UPPER AND LOWER POOL DECKS

PREAMBLE:

Investing in permanent umbrellas for the pool area offers significant advantages over continuing to purchase portable umbrellas. Over the past ten years, the replacement and maintenance of portable umbrellas and bases have cost \$40,860.00, and projected costs over the next twenty years are estimated to reach a further \$94,386.60 plus. In contrast, a one-time investment of \$87,360.00 (inclusive of all costs) for counter lever style umbrellas or \$95,000.00 (inclusive of all costs) for the individual-style umbrellas not only saves money over time but also reduces the inconvenience and labour associated with frequent repairs and replacements.

Permanent umbrellas are engineered to last 20 years or more, with a robust 15-year warranty. The available data shows they often surpass this lifespan with minimal need for hardware replacement. Their structural integrity stands up to the elements far better than portable options, providing reliable, long-term shade coverage and peace of mind.

Beyond durability and financial benefits, permanent umbrellas create a cohesive, resort-style appearance that elevates the entire pool environment. Their sleek, professional installation is far more aesthetically pleasing than mismatched portable umbrellas, giving the space a polished and inviting look. The wide, consistent shade coverage enhances the safety and comfort of all pool users, while the flexibility in placement allows for optimal sun protection in all key areas.

Choosing permanent umbrellas is not only a sound financial decision, but also a commitment to delivering a high-quality, appealing experience for owners and guests around the pools for decades to come.

Counter Lever Shade Umbrellas





Costs for New Installation

- 10 x 30-foot counter lever umbrellas cost \$10,000.00 each.
- Three (3) counter lever umbrellas at the main amenities pool will cost \$30,000.00, plus tax, freight and installation.
- One (1) counter lever umbrella at the Terazona Pool will cost \$10,000.00 plus tax, freight and installation.
- Total: \$87,360.00 inclusive. This covers 120 feet of sun safe shade coverage.

Comparisons:

- The past ten years' cost in purchases has been \$40,860.00.
- The twenty-year future costs using the purchased umbrellas and stands is estimated at \$94,386.60.
- The counter lever permanent umbrellas cost \$87,360.00, indicating a savings of \$7,026.60; further cost savings are expected in future years.

Note: Counter lever umbrellas are installed behind the pool fence line, which means that no footings, poles, or levers are located within the pool area. The shade colour will be blue.

BE IT RESOLVED by a $\frac{2}{3}$ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to **Eighty-Seven Thousand, Three Hundred and Sixty Dollars (\$87,360.00)** for the installation of counter lever permanent sunshades at the upper and lower pool decks.

Any unused funds will be returned to the Contingency Reserve Fund.

***** If Resolution #7 does not pass, ownership will vote on Resolution #8 *****

RESOLUTION #8 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO NINETY-FIVE THOUSAND DOLLARS (\$95,000.00) FOR THE INSTALLATION OF INDIVIDUAL PERMANENT SUNSHADES AT THE UPPER AND LOWER POOL DECKS

PREAMBLE:

Individual Permanent Umbrellas



Costs for New Installation

- 14 x 14-foot individual umbrellas cost \$11,370.00 each.
- It is recommended to purchase a total of 8 units to ensure optimal shade coverage and balance.
- Five (5) individual umbrellas at the main amenities pool will cost \$56,850.00, plus tax.
- Three (3) individual umbrellas at the Terazona pool will cost \$34,110.00, plus tax
- Total: \$95,000.00 inclusive. This covers 112 feet of sun safe shade coverage.

Comparisons:

- The past ten years' cost in purchases has been \$40,860.00.
- The twenty-year future costs using the purchased umbrellas and stands is estimated at \$94,386.60.
- The individual permanent umbrellas cost \$95,000.00. As indicated beyond the 20-year period, optimal long-term savings are anticipated.
- The permanent umbrella costs \$95,000.00, indicating an increase of \$613.40; however, future years are expected to yield cost savings.

Note: Umbrella poles are fixed below the concrete level.

BE IT RESOLVED by a $\frac{3}{4}$ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to **Ninety-Five Thousand Dollars (\$95,000.00)** for the installation of individual permanent sunshades at the upper and lower pool decks.

Any unused funds will be returned to the Contingency Reserve Fund.

RESOLUTION #9 – $\frac{3}{4}$ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO FOURTEEN THOUSAND DOLLARS (\$14,000.00) FOR THE INSTALLATION OF ADDITIONAL LIGHTING ON BARCELONA DRIVE EAST, TOLEDO DRIVE AND MADRID WAY GATES

PREAMBLE:

Adequate lighting around the resort and at all gates year-round is a crucial investment in community safety and well-being. Well-lit areas significantly reduce the risk of accidents, trips, and falls for owners, families and guests, especially at night. Illumination also acts as a proven deterrent to crime, making it harder for unauthorized individuals to access the premises undetected and providing peace of mind to everyone on site.

The financial cost of maintaining and updating lighting is minor in comparison to the potential consequences of inadequate visibility: injuries, emergencies, or even loss of life. Human safety must always take precedence over operational expenses, as protecting residents, guests, and staff is the resort's top priority. Consistent, adequate lighting is an essential preventive measure that ensures safe access, reduces liability, and upholds the resort's reputation as a secure and welcoming environment.

Currently, the following areas lack lighting, and during the hours of darkness, this lack of illumination poses a significant safety risk to everyone.

The Barcelona entry gate, located on the east side of the resort directly off Westside Road, serves as the primary entrance for this area. Currently, there is no lighting installed at the entry point, keypads, or walkway, resulting in the entire area being extremely dark. This presents a significant safety risk for residents and guests accessing the resort during nighttime hours. This light will be a light pole placed to the right of the entry, providing lighting for both keypad entries, the roadway, and the sidewalk.



The Toledo entry, located beside the store and opposite the amenities park, currently has no lighting. Many people frequently pass through this area, and it is also used for deliveries. The lack of adequate lighting here represents a significant safety risk during dark hours, increasing the potential for accidents and creating an insecure environment for owners, families, and guests.



The Madrid Way exit gate lacks adequate lighting, and cottages border the surrounding area. This gate is frequently used not only as an exit, but also as a pathway for owners, families and guests accessing the amenities park and car park area. These lights will be small light poles pointing directly down to the ground, positioned along the right side (opposite the cottages), to provide lighting across the exit and walkways.



To address safety concerns while minimizing disturbance to nearby cottages, the plan is to install small, three-foot lights directing illumination downward toward the ground. This approach aligns with the existing lighting style in other areas of the resort, enhancing visibility and safety without compromising the surrounding homes.

Costs associated with parts and installation:

Two (2) 15-foot light poles fully installed plus five (5) 3-foot light poles fully installed will cost approximately \$10,000.00 to \$14,000.00, depending on available underground cabling, access, etc.

Costs will be provided to ownership upon updates.

BE IT RESOLVED by a $\frac{3}{4}$ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to **Fourteen Thousand Dollars (\$14,000.00)** for the installation of additional lighting on Barcelona Drive East, Toledo Drive and Madrid Way gates.

Any unused funds will be returned to the Contingency Reserve Fund.

RESOLUTION #10 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWENTY-ONE THOUSAND DOLLARS (\$21,000.00) TO REPLACE THE REMOVED GAZEBO AT THE TERAZONA VIEWPOINT WITH A NEW GAZEBO

PREAMBLE:

The gazebo, located at the Terazona Viewpoint, was in a dangerous state of disrepair, with contractors recommending immediate removal due to structural issues and safety concerns. Council is proposing to replace the removed gazebo with a new gazebo. If the resolution fails, the gazebo will not be replaced, and the area will be kept in its current state of landscape.

The structure will be built in a similar manner to the pervious gazebo, as pictured:



BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to **Twenty-One Thousand Dollars (\$21,000.00)** to replace the gazebo at Terazona Viewpoint, which was removed due to structural and safety concerns, with a new gazebo.

Any unused funds will be returned to the Contingency Reserve Fund.

RESOLUTION #11 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWELVE THOUSAND DOLLARS (\$12,000.00) TO REPLACE THE REMOVED PERGOLA, LOCATED AT THE MIDDLE AMENITY AREA CLOSE TO THE MINI GOLF, WITH A NEW PERGOLA

PREAMBLE:

The pergola, located at the middle amenity area near the mini golf, was in a dangerous state of disrepair. The structure was taken down due to serious structural and safety concerns. Council is proposing to replace the removed pergola with a new pergola. If the resolution fails, the pergola will not be replaced, and the area will be maintained without a pergola.

The new pergola will be built in a similar manner as the previous pergola, as pictured:



BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to Twelve Thousand Dollars (\$12,000.00) to replace the pergola, located at the middle amenity area close to the mini golf, with a new pergola.

Any unused funds will be returned to the Contingency Reserve Fund.

RESOLUTION #12 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE APPENDIX C OF THE A/C GUIDELINES – EXTERIOR COLOURS

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the repeal and replacement of Appendix C of the A/C Guidelines with the James Hardy Plank Colours as listed in the James Hardy Plank catalogue, as revised from time to time.

Appendix C is provided on page 64 of this information package.

Owners must contact the Compliance Officer prior to commencing work to ensure consistency throughout the resort.

The repealed and replaced Appendix C within the A/C Guidelines and will take effect once registered at the Land Title Office of British Columbia.

RESOLUTION #13 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE DIVISION 1, SECTION 7. PARKING LOTS AND ROADS, SUBSECTIONS (17-18) WITH SUBSECTIONS (17-21)

PREAMBLE:

To address the severe lack of RV and camper trailer parking at La Casa Resort, Council is proposing amendments to Division 1, subsection 7. Parking Lots and Roads, to allow RVs, campers, and camper trailers to be stored at the Upper Storage Yard.

Division 1, Section 7. Parking Lots and Roads, Subsections (17-18) currently state:

(17) The Upper Storage Yard is designated as a storage yard exclusive for Boat Trailers, utility trailers and other trailers that shall not exceed 30 ft in length are for the use at La Casa effective February 1, 2020. All remaining equipment and motorized vehicles remaining in the Upper Storage after January 31, 2020, will be towed. The Operational Team will control the access to the yard and supervise the parking and removal of all trailers. 48 hours' notice to the Operational Office will be required to remove the trailer from the yard. Owners will be allowed to store a maximum of (1) one trailer per strata lot.

(17) Boat and boat trailer storage is permitted at the upper storage compound and the upper portion of Block C, at a rate of Fifty Dollars (\$50.00) per month between the months of October 15th to April 15th. Based on availability of space.

(18) Four parking stalls within a storage location will be designated to allow RV and camper parking. Vehicles up to a maximum of 30 feet long are permitted. A parking fee of Fifty Dollars (\$50.00) per night applies and parking is limited to a maximum of seven (7) days. Vehicles must register at the Strata Office and unauthorized vehicles will be boot locked or towed at the owner's expense. No overnight sleeping, cooking, or any use of vehicles is permitted.

Division 1, Section 7. Parking Lots and Roads, Subsection (17-21), upon approval of ownership, will read as follows:

(17) The Storage Yards are designated for the exclusive use of boat trailers, utility trailers, RVs and campers, to be collectively known as vehicles and as defined under bylaw 7, section 18. La Casa Operations will control access to the yard and will supervise the parking and movement of all vehicles. Owners will be allowed to store a maximum of one (1) vehicle per strata lot. No side-by-sides, quads, snowmobiles, or other road equipment is permitted.

(18) Vehicles approved for storage are defined as:

1. Boat trailers, with or without a boat.
2. Utility Trailers.
3. Motorhomes; Class A, B, C
4. Camper trailers, including tent trailers.
5. Pickup truck with mounted camper.

(19) Owners of an empty boat trailer associated with a boat in the marina and subject to berth rental fees will not be charged for parking from May 1st – November 30th of each year. Storage costs of all other trailers will be at a charge of fifty dollars (\$50.00) per month, on a month-to-month basis. Full payment of the first month must be made at the Operations Office prior to storage of any vehicle.

Payment for the storage of vehicles is due either on the first of the month or upon the commencement of placing an item in the yard. The storage fee will not be prorated, and if an item is removed mid-month, no fees will be refunded for the remainder of that month.

All storage is based on availability of space and is on a first-come-first-serve basis. Rented stalls are non-transferable.

(20) The maximum length of the vehicles shall not exceed thirty-five feet (35 ft) in total length. No maintenance of vehicles, flushing of black or grey water is permitted in any storage yard or on any common property or strata lot. No overnight sleeping, cooking, or any use of vehicle in any lot is permitted.

(21) All vehicles are to be licensed and insured; proof of insurance is to be provided prior to vehicle placement in Storage Yard.

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the repeal and replacement of Division 1, Section 7 – Parking Lots and Roads, Subsections (17-18) with Subsections (17-21) as presented above.

If passed, this bylaw will take effect once registered at the Land Title Office of British Columbia.

RESOLUTION #14 – MAJORITY VOTE: ELECTION OF THE 2025/2026 STRATA COUNCIL

PREAMBLE:

In accordance with the Strata's Bylaws, all Council Member's terms expire annually, and a new Council must be elected.

Please note the registered bylaws of KAS 2428, La Casa, state:

17. Council Members' Election and Term

(1) The election of one or more council members shall be conducted as follows:

- (a) A list of nominees shall be prepared including any nominations provided in advance of the meeting and any nominations from the floor, not including any nominees who are not eligible to serve on the Strata Council.
- (b) The finalized list of nominees shall be read out at the meeting.
- (c) Each nominee shall have up to 2 minutes if desired to introduce themselves and comment on the nomination. Other Owners may participate in the discussion only after all nominees have had an opportunity to speak.
- (d) If the number of nominees is equal to or less than the maximum number of council members, then, unless a secret ballot is requested by an eligible voter, there shall be a majority vote held by show of voting cards to confirm whether or not the entire list of nominees shall serve as the new strata council.
- (e) If the number of nominees exceeds the maximum number of council members, or if the majority vote referred to above is defeated, or if a secret ballot is requested, then the vote shall be conducted by secret ballot, with each eligible voter being entitled to write on the ballot the names of nominees they wish to serve on the Strata Council up to the maximum number of council members specified in Bylaw 16, with no repetition of names.
- (f) The ballots shall be tabulated, and the elected council shall be comprised of those nominees whose names appear on more than half of the submitted ballots, except that:
 - (i) If the result is more council members than the maximum number indicated in Bylaw 16(1), then the maximum number of council members with the most votes shall be the strata council, with any tie for the final position determined by show of voting cards or run-off election. And
 - (ii) If the result is fewer council members than the minimum number indicated in Bylaw 16(1), then the ballots shall be reissued and a fresh vote by secret ballot conducted.

(2) The term of office of a council member ends at the end of the annual general meeting after the council member is elected. A person whose term as council member is ending is eligible for re-election.

(3) Any person eligible to serve on the Strata Council may nominate themselves.

(4) A person who is not present during the election and has not formally accepted a nomination or confirmed his or her willingness to serve on the Strata Council may be elected provisionally. But his or her term on the Strata Council shall not begin until he or she notifies the Strata Corporation in writing that he or she accepts the nomination and is willing to serve. If the person has not provided such written confirmation to the Strata Corporation within 30 days of his or her provisional election to the Strata Council, he or she is deemed to not have been elected.

The following Owners were nominated and have agreed to stand for Council if elected. Please vote for the candidates you wish to elect. You may select between one (1) and seven (7) candidates. If you vote for more than seven (7) candidates, your ballot will be considered invalid.

Nominee List (in alphabetical order):

- Adrian Petre
- Anita Warren
- Chris Murphy
- Melissa Watkins
- Nathan Kapler
- Tracie Smith

Each of the above noted Nominees has submitted a bio. The bios are provided on pages 44 – 52 of this information package.

COUNCIL BIOS

(in alphabetical order)

Adrian Petre

Over the past couple of years, I received the strongest community support for my activity of organizing and supervising the technical projects that are required for compliance and day to day operation of our resort. I am very thankful for the amazing collaboration, communication and feedback shared with owners, committee members, council and PQ; it guided me in assessing and prioritizing needs and kept me motivated. Most important, I truly hope that I've gained your trust and seeking a new council term would keep the momentum going to move those projects past the finish line.

Owners asked the incumbent council members to present their achievements since the last election. While I am going to list some of those winnings, I don't want to stay away from mentioning the shortcomings and areas that would require further review and improvement.

I see this past year as an overall success in preserving and improving our resort's infrastructure. On a personal level, I committed many hours in working as a Council Vice President, chair of the Water Treatment Plant/Generator/Wastewater Treatment Plant, co-chair of the Amenities Committee, liaison to Operations. Some of the activities I have been part of included but are not limited to:

- Reports and minutes for the WTP/Generator/WWTP Committee
- Technical review with Stantec and subcontractors
 - Drawings review and corrections for the failed VFD communication for the Lake Pump Station
 - Solutions review for the WTP Filtration system
 - Budgets and negotiations
- Generators' bid process design and evaluation
- Reports and minutes for the Amenities Committee
- Council meetings
- Consulting with other council members on Operations needs and organization
- Liaison to the WTP/WWTP operator

I couldn't have done most of those activities without a solid team support. Here are a few milestones from this past year:

- Downgrading the Boiled Water Notice to a Water Quality Advisory
- Correcting the communication issue at the Lake Pump Station
- Moving ahead with a possible solution for the WTP filtration system (it often looked like a dead end)
- Organizing and awarding the generator bid package
- RDCO permitting for the installation of the generators
- AGM approval for two new hot tubs
- Starting the planning for the WWTP upgrade
- Starting the planning for a preventive maintenance program for all equipment and facilities
- Creation of a concept design for the development of block D (to be proposed at the next SGM)
- Improved beach access through natural rock stairs

Shortcomings and opportunities for improvement going forward:

- Better communication between council and owners via PQ; all parties need to improve and find ways for meaningful dialog, shorten the response time
- Complete WTP project and create a lesson learned for organizing future projects
- Participate in townhall meetings for explaining the status of existing and incoming projects, listen and respond to owners' concerns

There are so many opportunities for making our resort better; if elected to the council, I want to bring ideas and people together.

For any questions you can contact me at adrian.p.petre@gmail.com.

Anita Warren

My family & I have been a part of the La Casa community since 2008, when we rented our first cottage. In 2017 we bought a lot and built. In 2018/19 as a brand-new owner, I had the opportunity to join the amenity committee that was started. While the committee later disbanded, there was so much learned about the history of the Strata and what all is involved in running our 99-acre resort.

I've had the privilege of being a part of Council for the last 2 years, as Treasurer (current), & Vice-President/Amenities Co-chair (past). I sit in on and provide financial support on various other projects and committees as well (ie. Water/Sewer/Generators Committee, Hot Tubs Replacement Project, Marina Committee & Amenities Committee). I also work closely with the Operations Liaison & provide support around budgeting, spending & staffing.

I've done a number of side-projects this year:

Aqua Park

Many owners will remember a time when we had a few trampolines in the water at the beach, with a sometimes swim raft tethered there. A few years ago, we moved to the more robust and safer Wibit system. There was a ton of work done behind the scenes to even get us to the point where this equipment could legally be in the water. Insurance coverage was negotiated and put in place in 2023. To secure this coverage, there were conditions we had to meet (ie. Waivers, attendant, lifejackets, signage, etc). Once done, we were able to get the park in prior to the start of our busy high season. It's been a great way to pull the crowds (especially teens and young adults) away from our overused pools and down to the beach area.

This last year, work was done on better anchoring this asset in the water and checking the lakebed to see what needed to be cleaned up. We are also looking to sell our old Rave equipment to recoup some costs around equipment expenditures. As well we are now looking forward to doing that clean-up and to reinforcing the lines to ensure our valuable assets are protected.

Rules Revamp

Our rules were old, with many inconsistencies and grammatical errors. While this is a living document that will be further updated over time, we've come up with a version that is better up-to-date with our resort, and better aligns with our bylaws.

La Casa Resort Maps

This project is in progress and is being done in conjunction with Strata Operations. We are working on design & development of new maps that will better reflect the current resort and how we use it.

Service Requests Tab

This is on PQ online. The tab that we had was very limited and had a number of selections that were not applicable to La Casa (ie. areas such as elevators, balconies, etc.). This is a work in progress but we have managed to add much to the list to help an owner who needs to report an urgent situation to be able to get the information to PQ quickly and efficiently.

Resolutions and R&M Tracking

I track and keep spreadsheets of all possible resolutions to assist PQ in planning for our upcoming AGMs and SGMs, with items for immediate attention as well as items for future consideration, along with their potential cost to the Strata.

Treasurer

Mostly, I am the money girl. I didn't come from an accounting background, but dedicate the same hours to my position of treasurer as if it was a full time job. Year over year, I've worked tirelessly on our accounting books, budgets and forecasts to ensure we are maximizing our savings, acting frugally with expenditures, and accurately planning for the future needs of our resort. I know our financial position inside and out and spend hours charting investments, tracking expenditures and keeping our budgets tight on our various projects. There is hours of meetings through the year with PQ staff to ensure all accounts are being tracked and income and expenditures have sufficient controls.

Governance

Through mentoring, legal meetings & readings, I'm working hard to become better adept at understanding the Strata Property Act, Strata Property Regulations, and our Bylaws & Rules, and to apply these to our governance and day-to-day practices.

To sum it all up, La Casa is my passion. I can't think of anywhere I'd rather be and am wholly invested in working to better our property and manage our resources to get the most we can in this amazing community.

Chris Murphy

Overview

I have been a proud La Casa owner and member of this community since 2018. Over the past year, I have had the privilege of serving on Council with a dedicated focus on overseeing the marina. While the role has been challenging at times, it has also been rewarding. Together with Council and committee members, I believe we've achieved important improvements, including:

- Successful planning and approvals for all marina repairs
- Repairs delivered on time and on budget
- Clearer compliance through the inclusion of boats up to 25 ½ feet
- Consistent enforcement of marina contracts and policies
- Drafting of bylaws now ready for presentation at the 2025 AGM

I am standing for re-election with the hope that owners will support the marina bylaws, so that the Council and committees can complete the mandate we began in 2024. My approach has been practical, consistent, and transparent—qualities I believe give confidence to owners that the marina is being managed responsibly.

Professional Background

In my professional life, I provide consulting services to volunteer boards and not-for-profit organizations. This has given me valuable insight into governance and leadership models, as well as where improvements can be made. La Casa has grown into a more complex community than in its early days, and with that comes the need for stronger strategic and financial planning, along with better systems for communication and transparency with owners.

Beyond La Casa, I own multiple businesses and currently serve as an Executive Director and board member with several leading organizations across BC. These roles have given me extensive experience in areas that directly benefit our community, including:

- Strategic and financial planning
- Capital project oversight
- Human resource management
- Communication strategies
- Customer service
- Contract negotiation
- Conflict resolution
- Procurement
- Tourism and event management

Forward Thinking

I believe Council should be guided by a few key principles: transparency, consistency, policy, process, communication, professionalism, and inclusion. These principles build trust, even when difficult decisions must be made.

I value being part of a Council that welcomes progressive ideas and invites new voices into discussions. Committees have helped build capacity and involve more owners, but we can go further. While not every decision will satisfy everyone, creating a more open platform for dialogue can help ensure that decisions benefit the greatest number of owners.

La Casa is unique in its diversity: some owners rent, some use their cottages seasonally, and others live here full-time. Our task is to identify common priorities and advance them, while also respecting that differing perspectives will always exist. Decisions should ultimately be measured by how much benefit they bring to the most owners at any given time.

Maximizing Value

I believe one principle unites us all: maximizing value. Value can be financial, but it is also about the quality of experience at La Casa—whether as an owner or a renter. To me, value includes:

- Enjoyment of La Casa as a community
- Positive interpersonal connections with neighbours and fellow owners
- Strong rental cash flow (for those who rent)
- Long-term appreciation of property values (for all owners)

A strong, cohesive Council that embraces our diversity and differences can help enhance value for everyone in the community.

Closing

Thank you for your consideration and support. I look forward to the opportunity to continue serving and working together to strengthen La Casa for all owners.

Melissa Watkins

For those who may not know me, I have served on the council for one year. I am a registered nurse and psychiatric nurse with expertise in forensics, mental health, addictions, and emergency nursing. As a university professor, I teach in both undergraduate and master's nursing programs. Additionally, I oversee critical incident management and provide crisis support and counselling.

Throughout my volunteer work, I have served as treasurer for the police service community programs. I served as the president-elect and subsequently as the president of the Psychiatric Nursing Association for multiple years. I have also provided both Managerial and Leadership support to the provincially funded Community Mental Health & Wellness Mobile Team, assisting the residents of Fort McMurray and the Regional Municipality of Wood Buffalo after the devastating fires that occurred in May 2016. Along with building partnerships, engaging with the community, and increasing local capacity, my role included conducting community consultations, providing education, and participating in municipal and government agency projects.

During the past year on council, I have supported the operations team since March 2025, updating and streamlining all HR and office documents. I supported the hiring of regular and seasonal staff, the installation of new signage around the resort, and the addition of the Ogopogo to the water feature. I conducted resort tours to address infrastructure, grounds, and amenities, and led a project to collect and display historical photos of La Casa for the Strata office. I organized, purchased for, and volunteered at the annual owners' BBQ, contributed to overall resort upkeep, and successfully reduced insurance claim costs by over \$37,000. Furthermore, I created the emergency on-call and after-hours staffing rotation and have been on-site to assist with resort issues and urgent needs. I also assisted in securing a new security contractor, which resulted in a cost reduction of over \$54,000 over a two-year period. Additionally, I created the La Casa owners' newsletter, maintained regular communication with owners, volunteered at the aqua park, and managed two floods in the owner's lounge.

Additionally, I supported the new Owners Community Service Awards. I met with current vendors for the resort and introduced new vendors who offer quality service at affordable prices. I also oversaw the installation of new outdoor furniture throughout the resort and organized the planting of shrubs and trees to enhance the environment. Furthermore, addressed and completed several urgent structural and grounds requirements across the resort.

I have met with past and present staff, supporting the team throughout the year on various projects, staffing, documentation, and daily resort operations. I spend a lot of time at the resort, assisting not only the operations team but also many owners with their cottage needs.

In the coming year, if re-elected, I plan to update the amenities passes and marina rental programs to make them more efficient and less time-consuming. I also aim to develop a more comprehensive La Casa owners' website where all necessary information—such as forms, communications, documents, gate codes, contact details, and a community hub—is easily accessible in one place, serving as a one-stop shop for all owners to access resort information. Additionally, I will continue to support the operations team and work to enhance the resort, complete new projects on our list, manage our assets through preventive measures, and proactively maintain our infrastructure, ensuring La Casa remains the best resort possible.

My commitment is to advocate for all owners and support the overall welfare of our community. I am committed to being a strong and influential voice for owners, working diligently to foster a cohesive community. Partnering with council members and the community of owners to include diverse perspectives is essential, and I strive to understand and address the needs and aspirations of all owners fairly and ethically.

I look forward to the opportunity to serve on the council for a further term.

Nathan Kapler

Position: Council President (Seeking Re-Election)

Over the past years serving as President of the La Casa Strata Council, I've been proud to lead a team focused on transparency, accountability, and collaboration. Together, we've made measurable progress on complex projects and improved communication between council, management, and owners.

During my term, we've strengthened community engagement by growing committee participation, implemented fair and consistent processes, and advanced key initiatives including the marina, water-treatment plant, and amenity improvements. I've placed a strong emphasis on financial prudence, risk mitigation, and strategic planning to ensure La Casa continues to thrive long-term.

My leadership style is grounded in fairness, respect, and collaboration. I believe our resort community operates best when everyone's voice is heard and decisions are guided by the collective interest of all owners. My goal for the upcoming term is to continue building on this foundation enhancing infrastructure resilience, improving owner communication, and ensuring that La Casa remains a safe, enjoyable, and well-managed community for all.

Professional Background

Before joining the Council, I served as a Police Officer with the RCMP for 14 years, working across municipal, provincial, and federal divisions, including major crime investigations and community policing. That experience shaped my approach to leadership — grounded in fairness, accountability, and clear communication.

Following retirement from law enforcement, I transitioned into private-sector roles that further strengthened my management and governance experience. I now work as a Financial Advisor, specializing in risk management and insurance planning for first responders and non-profit organizations. I also served as a Security Consultant in Nunavut, managing health centres and ensuring the safety of both personnel and infrastructure in remote communities.

These experiences have equipped me with a strong foundation in:

- Strategic and financial planning
- Risk assessment and mitigation
- Human resource and operations management
- Policy development and governance
- Contract negotiation and stakeholder relations
- Communication, crisis response, and conflict resolution

Forward Thinking

La Casa continues to evolve into a complex and diverse community, requiring thoughtful strategic and financial planning. My vision for Council is to continue building on the principles that have guided us thus far: transparency, consistency, policy, process, communication, professionalism, and inclusion. These values foster trust and unity, even when difficult decisions must be made.

Committees have become an essential part of our success — from marina and water infrastructure to safety and social engagement. I particularly value the efforts of the Social Committee, whose dedication to organizing events has strengthened our sense of belonging and connection. As La Casa grows, expanding opportunities for owner participation remains a key goal.

Maximizing Value

I believe our shared objective is to maximize value for all owners — not only financially, but also through the quality of experience we enjoy here. Value means:

- A safe, well-managed resort environment
- Strong property values and rental potential
- Positive relationships with neighbours and the broader community
- A sense of pride and belonging as La Casa owners

A cohesive, professional, and forward-thinking Council can ensure that every owner continues to benefit from the strength and stability of our community.

Closing

Thank you for your trust and support over the past several years. It has been a privilege to serve as your President, and I look forward to continuing to work collaboratively to strengthen La Casa for everyone who calls it home.

I'm grateful for the trust placed in me and would be honoured to continue representing the community on council.

Tracie Smith

My name is Tracie Smith, and I have been an owner at La Casa since 2004, when it was initially known as Ridgeview RV Resort. At that time, the community comprised only twenty-nine RV owners. Following a change in ownership by a new developer, the community was renamed La Casa. I have observed numerous changes and substantial growth that have significantly contributed to shaping the esteemed community we enjoy today.

Previously, I served on the council many years ago during the initial election period, and I am eager to re-engage with the council to address the challenges involved in fostering the development of our community and maintaining our existing infrastructure. Over the years, I have volunteered in various capacities for our council and fellow owners, including organizing the Owners' Barbecue, hosting Super Bowl and Halloween parties, and facilitating the New Year's Eve celebration in the Owners' Lounge, all of which have experienced strong participation. Additionally, I played a role in organizing the annual "Barcelona Drive Thanksgiving Dinner Potluck," which has expanded from six cottages to nearly the entire resort, thereby fostering unity within our community each year.

I have consistently volunteered my services to support the owners and the La Casa community at large, and I intend to continue doing so. Alongside my late husband, I collaborated with the Ministry of Transport to implement a marked crosswalk and to install security gates. More recently, I contributed to the selection of historical photos that will soon be displayed in the Strata office, illustrating the history and growth from Ridgeview RV Resort to La Casa as it stands today. Furthermore, I served on the committee responsible for awarding the 2025 Owners Community Service Award.

My professional career commenced at the Royal Bank as a Customer Service Representative. After fifteen years, I concluded my banking career, having worked in Audit for several years. Subsequently, I dedicated years to raising my family as a stay-at-home mother before returning to the workforce as a Criminal Defence Legal Assistant and Paralegal in Abbotsford, a role I fulfilled for twenty-six years. In this capacity, I managed comprehensive office responsibilities including accounting, court appearances, client meetings, trial scheduling, and research.

I firmly believe in representing every owner—whether they reside at the resort full-time, rent their cottage, or visit on weekends or vacations. Each owner holds a personal and financial stake in the future of La Casa and in safeguarding our community's assets. I am committed to listening to all owners' concerns, whether positive or negative, so that we can collaboratively build a community that is enjoyable for all.

My dedication to supporting all owners at La Casa is profound, and I look forward to the opportunity to serve on the council. As a compassionate and committed owner, I am devoted to representing the interests of our entire community. My passion for all owners drives my efforts to ensure that all voices are heard and that La Casa continues to flourish as a welcoming and inclusive environment by engaging with many owners and contributing to the elevation of our resort to new heights.



KAS 2428 – LA CASA CONSOLIDATED STRATA RULES

(Ratified at the November 1st, 2025, AGM)

Owners are reminded that they are responsible for their guests and must ensure they are aware of the bylaws and rules of La Casa Lakeside Cottage Resort.



Thank you for your cooperation!

TABLE OF CONTENTS

1. Common Property and Amenities	Page 3
2. Use of Property	Page 3-4
3. Exclusive Use	Page 4
4. Parking Lots and Roads.....	Page 5
5. Tennis Pickell Ball Courts	Page 6
6. Swimming Pools and Hot Tubs.....	Page 6-7
7. Mini-Golf Course	Page 7
8. Marina	Page 7-8
9. Pets and Animals	Page 8
10. Storage Compound	Page 8
11. Owner Lounge	Page 8-9
12. Appendix A, Common Property Rental Application Form	Page 10-11

1. Common Property and Amenities

- a) Common property and amenities of the Strata Corporation are defined as but not limited to: the aqua-parks, boat launch, boat moorage docks, tennis courts, volley-ball courts, mini-golf course, hot tubs, swimming pool(s), playground(s), parks, green belts, green space strata lots, beaches, sun decks, parking lots, Strata Lot 488 (The Cantina Building), Strata Lot 495 (The Sewer Plant), the upper storage compound, lots C & D (commonly known as the "Water Treatment Plant" lot and the lot inside the loop of Barcelona), roads and walkways and other similar facilities as outlined in the strata plan, whether or not they are present at the time of passing these Rules.

2. Use of Property

- a) Use of the common property and amenities is at the sole risk of the user.
- b) Use of all common property and amenities is for owners and registered guests.
- c) Guests looking to rent an amenity (common property), as outlined in 3a of these rules, shall complete and submit the attached Common Property Rental Application Form located at the rear of these rules and labelled as **Appendix A**.
- d) Owners of short-term, mid-term, and long-term rentals are required to complete a Guest Registration Form, which must be submitted to the Strata Operations before the rental commences, using the approved La Casa Lakeside Cottage registration form.
- e) All guests must submit a completed Guest Registration Form, available from Operations, which will include the strata lot number and arrival/departure date of guests. An Amenity Pass will then be issued.
- f) Upon request from any Strata Employee or Strata Security, a guest shall produce their Amenities Pass. Visitors not residing overnight at a rented cottage must be accompanied by an owner or a registered guest when using common property and amenities.
- g) Owners and rental agents must provide their guests, contractors, visitors and others with a copy of the Rules, including any periodic amendments. They must ensure that these individuals adhere to all applicable Rules.
- h) All Rule infractions that result in a fine by a visitor or guest will be charged to the registered owner of the cottage at which the guest is residing or connected with during their visit.
- i) An owner, registered guest, visitor, agent, contractor, or employee must not use the common property or amenities in a way that causes a nuisance or hazard to another person, causes unreasonable noise or disturbance, or unreasonably interferes with the rights of other persons to use and enjoy the common property and amenities.
- j) Hunting, the annoyance of birds and the trapping or harming of other wildlife is prohibited on all Strata Property.
- k) Littering in any area within the Strata Plan is prohibited.
- l) Special scheduled events and approved repair or maintenance activities by the Strata Corporation take priority over guests' bookings on common property and amenities.
- m) The hours of operation for amenities will be as posted on site and may be changed by the Strata Corporation from time to time.
- n) Quiet hours are 11:00 pm – 8:00 am daily.

- o)** Outdoor wood-burning fires are permitted only in the designated area at the beach and in strata approved fire pits (located on the common beach access road). The Strata Corporation will strictly enforce all fire bans issued by the local fire department and all regulatory bodies.
- p)** All wood-burning fire pits must be completely extinguished before leaving the designated area. No exceptions will be granted; otherwise, the individual responsible for using the fire pits shall be held liable for any damages or fires that may occur.
- q)** Fishing within Strata-controlled waters is permitted only if proper licences have been obtained. Fish may not be cleaned on common property, beach fronts, or in any amenity area.
- r)** No solar panels are to be permitted on any home or lot at La Casa. The Compliance Officer is not to approve solar panels on new builds and renovations.
- s)** Use of amenities is to be limited to a maximum of eight (8) day visitors, plus overnight guests. These visitors must be accompanied by a registered owner or guest of the resort. The large guest house, known as “The Mansion”, is limited to twenty-eight (28) amenity users.

3. Exclusive Use

- a)** The common property and amenities subject to the “Exclusive Use” subsection are as follows:
 - i.** Viewpoint Park
 - ii.** Patios Outside of the Owner’s Lounge
 - iii.** Upper Beach Area
 - iv.** Activities Park Space
- b)** The exclusive use of common property and amenities is permitted upon the submission of a completed Common Property Rental Application Form (attached as Appendix A) to Strata Operations.
- c)** The exclusive use of Viewpoint Park and the Upper Beach Area is subject to a rental fee of \$500 for a maximum of 3 hours of exclusive use, payable in full at the time of booking. Without payment, the booking will not be confirmed or held for the booker.
- d)** Availability of rental areas is based on prior bookings and strata requirements.
- e)** A security deposit of \$100 will be required for all areas listed in 3a of these rules at the time of booking. This deposit will be returned to the owner/guest within 48 hours of the rental’s end, provided all rental conditions have been met.
- f)** The common property and amenities must be returned to the original state; otherwise, the booker will be subject to a \$50/hour cleanup fee. The booker is financially responsible for any damage to common property, amenities or equipment owned by the Strata Corporation.
- g)** The maximum allowable guests at the Upper Viewpoint and surrounding area is limited to 75 attendees. This is strictly enforced for safety reasons.

4. Parking Lots and Roads

- a)** When driving on common property roads, drivers must not:
 - i.** Exceed 20 kilometres per hour unless a different speed limit is posted, in which case that posted speed is not to be exceeded.
 - ii.** Impede the flow of traffic.
 - iii.** Obstruct walkways, common property or municipal roads without prior written consent of the Strata Council.
 - iv.** Cause a hazard to persons or property.
 - v.** Cause unreasonable noise or disturbance.
 - vi.** Disregard posted temporary or permanent signage including detours, closures, blockages, or speed restrictions.
 - vii.** Operate ATVs, motorbikes, golf carts, side-by-sides, or similar vehicles without a valid driver's license.
- b)** When driving on common property roads:
 - i.** Headlights are required on all vehicles, including but not limited to golf carts, ATV's and all off-road vehicles, whether registered or unregistered, and must be illuminated 30 minutes before dusk until 30 minutes after dawn on all strata roads and common property.
 - ii.** A helmet must be worn while driving any motorized vehicle with two wheels on all common Strata roads and common parking lots.
 - iii.** Non-licensed and uninsured vehicles are not permitted to be driven across Westside Road.
- c)** Parking is permitted in designated areas only. Vehicles parked outside of the designated areas will be subject to a monetary penalty assessed to the strata lot owner and/or may be towed away at the vehicle owner's expense.
- d)** Strata roads may be subject to weight limitations for vehicles. Strata Operations must authorize all large vehicles before accessing roadways.
- e)** Except in emergencies, Strata Operations must be advised at least twenty-four hours in advance of any road blockage exceeding 15 minutes in duration.
- f)** Except in emergencies, where a partial blockage of traffic is necessary, the owner must obtain prior authorization from Strata Operations.
- g)** Wherever road blockage occurs, signs and/or adequate safety devices must be deployed to warn oncoming traffic of the blockage or detour.
- h)** Any unlicensed motor vehicles and/or boat trailers driven within the Strata Corporation shall bear the strata lot number of the strata lot the vehicle and/or trailer is associated with (with numbers to be no less than 2 inches in height and clearly visible). Numbers are available for a nominal fee of \$2.00 at the Operations Office.
- i)** Parking at the beach is subject to the following conditions:
 - i.** Parking is only permitted on the West side of the beach access road.
 - ii.** Only single row parking of ATVs and golf carts will be permitted.
 - iii.** The parking spot at the beach access will be designated by signage as accessible parking only.
 - iv.** Parking of vehicles must not impede access for emergency vehicles.
 - v.** Cars and other street legal vehicles are not permitted.
 - vi.** Parking is permitted only in designated spots.
 - vii.** Signage will be posted where parking is permitted.

5. Tennis and Pickleball Courts

- a) The courts are exclusively used for playing tennis and pickleball. Roller blades, skateboards, bicycles and other such equipment are prohibited on all courts.
- b) When others are waiting to play tennis or pickleball, play is limited to one hour for singles and doubles (tennis) and one hour for doubles and two hours for quadruple players (pickleball).
- c) Persons waiting to play must remain outside the fenced area.
- d) Players must not interfere with groups playing on adjacent courts.
- e) Proper tennis/pickleball etiquette is to be adhered to. The use of loud, abusive or profane language is strictly prohibited and will result in the forfeiture of playing time.
- f) Players are responsible for leaving the court with all possessions and any refuse.
- g) Glass containers, bottles or glasses are not permitted on the courts.
- h) Pets are prohibited inside the courts.

6. Swimming Pools & Hot Tubs

- a) The Strata does not provide lifeguards or supervision at the pools and hot tubs. All owners and guests' use of the pools and hot tubs is at their own risk. The Strata Corporation will not be held liable for any form of injury or death.
- b) Children under eight years of age must be within arm's reach of a responsible adult (18+ years). However, it is strongly recommended that a responsible person be within arm's reach of any child.
- c) All persons must take a shower before entering the pool/hot tub.
- d) Appropriate swim attire is required while in the pool/hot tub. All infants under three years old or who are not toilet-trained must always wear a swim diaper in any pool/hot tub. All street clothing is strictly prohibited in the pool/hot tub.
- e) Food (including gum) and drinks are prohibited within five feet of the pools/hot tubs.
- f) No glass containers, bottles, glasses, or similar items are to be in the amenity areas, pools, or hot tubs.
- g) No running, pushing, diving or horseplay is permitted in the pools, hot tubs, or on the deck areas.
- h) Persons with skin lesions, sores, infected eyes, mouth, nose or ear discharges, or who carry any communicable disease, shall not use the pools/hot tubs.
- i) Pets are prohibited in the pools, hot tubs, or pool deck areas.
- j) Use of fins, large inflatable toys and air mattresses is prohibited.
- k) Pool and hot tub use is limited to a maximum posted capacity and is strictly adhered to:
 - i. Upper Pool: 55-persons.
 - ii. Upper Hot Tub: 12-persons.
 - iii. Lower Pool: 90-persons.
 - iv. Lower Hot Tubs: 16-persons per hot tub.

l) Pools and Hot Tubs Dates & Times

i. Upper Pool & Hot Tub

- a.** Opening Date: Friday of Easter Weekend
- b.** Closing Date: Monday of Thanksgiving Weekend
- c.** Daily Hours: 8:00 am – 10:00 pm (High Season)

ii. Lower Pool & Hot Tub

- a.** Opening Date: Friday of Easter Weekend
- b.** Closing Date: Monday of Thanksgiving Weekend
- c.** Daily Hours: 8:00 am – 10:00 pm (High Season)

iii. Off Season Hot Tub

- a.** Open all weekends & holidays Friday 10:00 am to Sunday 10:00 pm

- m)** All opening hours and dates are dependent on maintenance and weather conditions. A current yearly schedule will be maintained and posted by Operations for the owner's reference.

7. Mini-Golf Course

- a)** Glass containers, bottles, or glasses are prohibited on the mini-golf course and the activities park area.
- b)** Children under eight years of age must be accompanied within the mini-golf and activity park area and be actively supervised by a responsible person 13 years of age or older (preferably a parent or guardian). Unsupervised children will not be allowed within the mini-golf or activity park area. Use of the amenities at La Casa Lakeside Cottage Resort is at the sole liability of the user.

8. Marina

- a)** The Strata Corporation does not take responsibility for the safekeeping or condition of boats, watercraft, equipment, or personal property. Any measures to safeguard personal property are the responsibility of the user.
- b)** The Strata Council, on behalf of the Strata Corporation, will, on an annual basis, approve moorage fees and pass Rules governing the use of the marina and allocated boat slips, which will then be ratified by owners by a majority vote at the next General Meeting.
- c)** The moorage fees are as follows:
 - i.** Owner seasonal watercraft slip moorage rate is \$1,800 per season for watercraft 24 feet and under in total length. All moorage rates are subject to GST.
 - ii.** Owner seasonal watercraft slip moorage rate is \$2,200 per season for watercraft 24 feet to 26 feet in total length. All moorage rates are subject to GST.
 - iii.** Owner daily watercraft slip moorage rate is \$40 per day for watercraft 24 feet and under in total length. All moorage rates are subject to GST.
 - iv.** Owner daily watercraft slip moorage rate is \$45 per day for watercraft 24 feet to 26 feet in total length. All moorage rates are subject to GST.
 - v.** Guest daily watercraft slip moorage rate is \$75 per day for watercraft 24 feet and under in total length. All moorage rates are subject to GST.
 - vi.** Guest daily watercraft slip moorage rate is \$85 per day for watercraft 24 feet to 26 feet in total length. All moorage rates are subject to GST.

- d) Anyone utilizing the marina area must comply immediately with any safety instructions issued by Strata employees regarding the movement or mooring of their boats.

9. Pets & Animals

- a) Pets must be on a leash and under the control of a responsible owner, tenant, occupant or visitor at all times when on common property.
- b) Dogs may be off-leash in the designated dog beach areas, subject to the following conditions:
 - i. Owners must always be present and in sight of their dog(s).
 - ii. Owners must carry a leash.
 - iii. All dogs must be under the control of a responsible owner, tenant, occupant or visitor.
 - iv. A dog must be leashed at the first sign of aggression.
 - v. Owners, registered visitors, and guests must keep their dog(s) within the designated off-leash boundaries.
- c) Pets are prohibited from the common beach area.
- d) Owners, registered guests and visitors must immediately clean up after their pets and dispose of the waste in designated bins.
- e) All pets must be licensed and vaccinated. Vaccinations must be current.

10. Storage Compound

- a) All items in the compound are stored at the owners' risk and may be moved at the discretion of the Strata Corporation without notice.
- b) Storage space availability is on a first-come, first-served basis.
- c) All items stored in the compound must be tagged, indicating the strata lot of the owner.
- d) Upon request of the Strata Corporation, items stored in the compound must be removed forthwith.
- e) All storage fees must be paid in advance and kept up to date; otherwise, items will be removed at the owner's cost.
- f) A signed storage agreement must be in place, and payment must be made before using the storage area.

11. Owners' Lounge/Weight Room

- a) The following individuals are permitted access to the Owners' Lounge and Weight Room under the following conditions:
 - i. **Must be a registered owner.**
 - ii. **Visitors of an owner when accompanied by a registered owner.**
- b) A registered owner must accompany all children under 16 years of age.
- c) Persons who are asked to leave the Owners' Lounge by a Strata Corporation Representative, a member of the Strata Staff, or the Security Staff, shall do so immediately.
- d) Owners and Guests of Owners are prohibited from allowing any person access who is not authorized, as indicated in section 11a of the rules.

- e)** Exterior doors to the Owners' Lounge are to be closed except when in use for access or egress by authorized persons.
- f)** Exercise equipment is to be wiped down after every use.
- g)** All equipment is to be returned to its designated location after use.
- h)** All equipment, including TV's and air hockey tables, must be turned off when not in use.
- i)** Owners are responsible for damage caused to the Owners' Lounge and/or equipment within the Owners' Lounge.
- j)** Damaged or malfunctioning equipment should be reported to Strata Operations as soon as possible and not used until it has been repaired and deemed safe to use.
- k)** Food and beverages are permitted in the Owners' Lounge. Owners are required to clean up the area before leaving.
- l)** Damage to the lounge area and/or items or removal of any equipment, games, books or other materials from the Owners' Lounge is prohibited and subject to cost replacement.
- m)** No glass items or alcohol permitted in the weight room.

Appendix A

Common Property Rental Application Form

Strata KAS2428
La Casa Lakeside Cottage Resort
6808 Westside Road
Kelowna, BC V1Z 3R8
Telephone: 250-258-2525
E-mail: lacasaoperations@gmail.com

Renter Information:

Name of Renter (please print)

Last Name

First Name

Strata Lot Number Residing at:

Strata Civic Address:

Home Address:

Home Phone:

Cell Phone:

Arrival Date:

Departure Date:

Email Address:

Event Information

Event Date:

Event Time: to

Description of Event:

Number of Attendees Expected:

A Maximum number of attendees permitted at each location is 75. Failure to adhere to this number of guests will result in the cancelation of the event.

Common Property Requested:

Upper Viewpoint Park
Patios outside of Owner's Lounge
Upper Beach Area
Activities Park Area

Rental Rate

The rental rate is **\$500.00** for a maximum of three hours for each Common Property area rented, unless otherwise stated and paid in full at the time of booking. A Damage Deposit of **\$100.00** per Common Property area rented is required at the time of booking.

The Renter accepts the premises in the condition in which they are at the beginning of the event and agrees to maintain the premises in the same condition, order, and repair. If, at the end of the event, the Strata determines that the premises have not been returned to their original state, a fee of \$50.00 per hour will be charged to the Renter for clean up of the premises.

Strata Council may change the rental rate from time to time.

The Strata may require the Renter to provide security for the event. The Renter shall be responsible for all costs associated with the provision of security. The Renter must provide the Strata with written confirmation of the name and contact information of the security company seven (7) days prior to the event.

The Renter assumes all risk for the event and the use of the common property and shall be solely responsible for all accidents, injuries or death to persons and damages to personal and/or common property and agrees to indemnify and keep harmless the Strata Corporation and its representatives from any claims, causes of action, or losses, which may arise out of the operation of the Renter's event and use of the common property.

I have read the above and agree to the terms and conditions set out therein.

Renter

Signature:

Date:

Approval By Strata

Signature:

Operations Office Manager

Date:

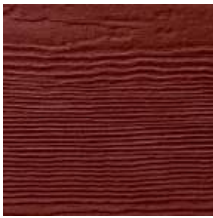
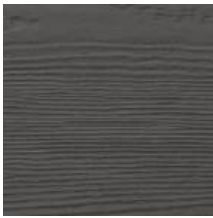
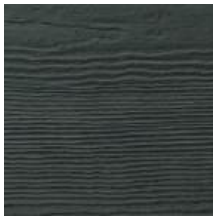
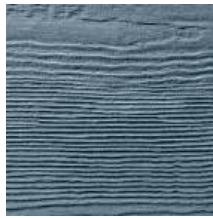
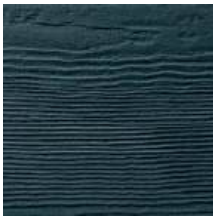
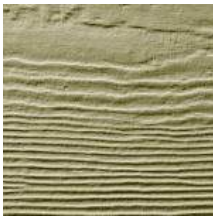
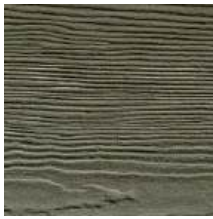
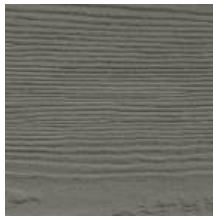
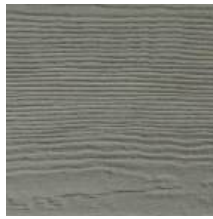
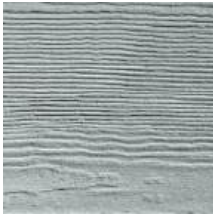
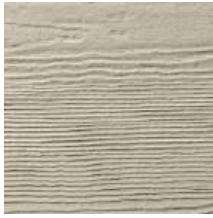
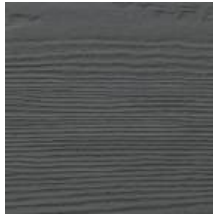
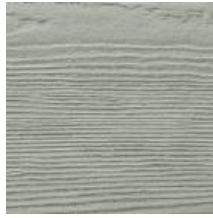
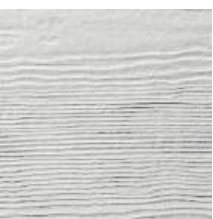
Appendix C

Exterior Colour Selections

(from James Hardie Colour Plus colours)

Updated at the November 1, 2025, AGM

Approval of the final colours are approved by the Compliance Officer and based on the styling of neighbouring cottages and street theme.

Dominant Colours				
				
Country Lane	Rich Espresso	Iron Gray	Mountain Sage	Boothbay Blue
				
Evening Blue	Heathered Moss	Timber Bark	Aged Pewter	Gray Slate
				
Light Mist	Sail Cloth	Sandstone Beige	Night Gray	Pearl Grey
				
Cobble Stone	Monterey Taupe			
Trim Colours				
				
Arctic White	Navajo Beige			

La Casa - KAS 2428

Balance Sheet

08/31/2025

Assets

Operating

Cash Assets

101111.00 - Cash in Bank - BMO

236,651.61

TOTAL Cash Assets

236,651.61

Receivables & Prepaids

101800.00 - Prepaid Expenses

(1,537.20)

101850.00 - Prepaid Insurance

36,012.41

101201.00 - Accounts Receivable CRA

(27.35)

101203.00 - Accounts Receivable - Other

194.92

Owner Receivables

83,270.21

Other Receivables

38,191.00

TOTAL Receivables & Prepaids

156,103.99

101305.00 - CC GIC (BMO)

25,521.67

TOTAL Operating

418,277.27

Contingency Reserve Funds

Contingency Funds

101115.00 - Contingency Reserve - BMO

1,336,851.06

TOTAL Contingency Funds

1,336,851.06

GIC Deposits

101130.00 - BMO GIC - 4.50% - Security Bond - Sewer

102,000.00

101133.00 - BMO GIC - 3.30% - Renewal 02/05/26

200,000.00

101135.00 - BMO GIC - 3.30% - Renewal 02/05/26

300,000.00

101136.00 - BMO GIC - 3.30% - Renewal 08/05/25

200,000.00

101137.00 - BMO GIC - 3.30% - Renewal 08/05/25

200,000.00

101303.00 - Accrued interest on Investment CRF

13,166.40

TOTAL GIC Deposits

1,015,166.40

TOTAL Contingency Reserve Funds

2,352,017.46

Sewer Plant Reserve Funds

101117.00 - Sewer Plant Reserve

793,507.18

TOTAL Sewer Plant Reserve Funds

793,507.18

Water Plant Reserve Funds

101116.00 - Water Plant Reserve

300,968.60

TOTAL Water Plant Reserve Funds

300,968.60

Construction Reserve Funds

101118.00 - Construction Deposits

235,000.00

TOTAL Construction Reserve Funds

235,000.00

La Casa - KAS 2428

Balance Sheet

08/31/2025

Moneris Reserve Funds

101119.00 - Moneris Clearing	1,531.99
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TOTAL Moneris Reserve Funds

1,531.99

Other Assets

Beach Lot Easement

101320.00 - Beach Lot Easement	400,000.00
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101321.00 - Beach Lot Easement - Accum. Depreciation	(83,424.47)
--	-------------

TOTAL Beach Lot Easement

316,575.53

2012 Silverado

101411.00 - 2012 Silverado	8,250.00
----------------------------	----------

101412.00 - 2012 Silverado - Accum. Depreciation	(8,250.00)
--	------------

Daihatsu HiJet

101413.00 - Daihatsu HiJet	20,200.00
----------------------------	-----------

101414.00 - Daihatsu HiJet-Accum. Depreciation	(10,693.75)
--	-------------

TOTAL Daihatsu HiJet

9,506.25

C-Can Storage Container

101417.00 - C-Can Storage Container	13,579.30
-------------------------------------	-----------

101418.00 - C-Can - Accum. Depreciation	(2,198.76)
---	------------

TOTAL C-Can Storage Container

11,380.54

Strata Lot 488

101570.00 - Strata Lot 488 - Land	187,936.13
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101571.00 - Strata Lot 488 - Building	538,411.61
---------------------------------------	------------

101573.00 - Strata Lot 488 - Building - Accum. Depreciation	(209,442.14)
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TOTAL Strata Lot 488

516,905.60

Utilities Facility

101580.00 - Utilities Facility - Building	308,925.17
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101581.00 - Utilities Facility - Land	1,864.74
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101582.00 - Utilities Facility - Accum. Depreciation	(120,171.78)
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TOTAL Utilities Facility

190,618.13

Other

101322.00 - Green Space	(857.11)
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101410.00 - Strata Lot 421	62,423.39
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101501.00 - Crown Loops	255,350.27
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TOTAL Other

316,916.55

TOTAL Other Assets

1,361,902.60

Total Assets

5,463,205.10

La Casa - KAS 2428

Balance Sheet

08/31/2025

Liabilities

Accounts Payable - Net Total	405,374.84
202003.00 - Accounts Payable Accruals	12,960.00
202005.00 - CRF Loan - Insurance	31,428.02
202010.00 - Construction/Lease Deposits	235,000.00
202018.00 - Security Deposit SL488	5,000.00
202217.00 - Vacation Payable	13,610.82
202700.00 - Water Interfund Receivable	(13,778.02)
202059.00 - Mortgage - SL 488 BMO	220,099.56
202000.00 - Accrued Liabilities	31,605.00
GST	
202220.00 - GST Received on Sales	(7,805.31)
202241.00 - GST Paid on Purchases	(40,827.09)
TOTAL GST	(48,632.40)
Total Liabilities	892,667.82

Net Worth

Contingency Reserve Funds

Contingency Funds

602730.00 - CRF - Opening Balance	1,206,275.47
602731.00 - CRF - Current Monthly Contribution	280,000.00
602732.00 - CRF - Interest Income	99,823.90
602733.00 - CRF - Expense	549,903.14
602734.00 - CRF - Loan to Operating	(31,428.02)
602735.00 - CRF - Transfers to Marina Rebuild	(99,999.96)
602747.00 - CRF - Allocated to Projects	(1,109,483.21)
602750.00 - CRF - GST/HST (ITC)	(967.35)

TOTAL Contingency Funds

894,123.97

Unpaid Approv Cont Exp

602024.00 - Unpaid Approv Cont Exp - Design Firm - 3rd Amenity	3,597.29
602028.00 - Unpaid Approv Cont Exp - Generator	237,488.80
602049.00 - Unpaid Approv Cont Exp - Impr. Trailer Parking Lot	132,866.74
602050.00 - Unpaid Approv Cont Exp - Inc. Install Generators	100,000.00
602070.00 - Unpaid Approv Cont. Exp - Marina Rebuild	730,224.42
602080.00 - Unpaid Approved Cont. Exp - Hot Tub Project	287,982.64

La Casa - KAS 2428

Balance Sheet

08/31/2025

TOTAL Unpaid Approv Cont Exp	1,492,159.89
TOTAL Contingency Reserve Funds	2,386,283.86
Sewer Reserve Fund	
603065.00 - Sewer Reserve Fund - Opening Balance	2,593,753.09
603066.00 - Sewer Reserve Fund - Current Monthly Contribution	349,999.92
603067.00 - Sewer Reserve Fund - Interest	10,693.95
603068.00 - Sewer Reserve Fund - Expenditures	(1,079,068.22)
603069.00 - Sewer Reserve Fund to Water Reserve Fund	(1,081,871.56)
TOTAL Sewer Reserve Fund	793,507.18
Water Reserve Fund	
603070.00 - Water Reserve Fund - Opening Balance	(233,892.15)
603071.00 - Water Reserve Fund - Current Monthly Contributions	100,000.00
603072.00 - Water Reserve Fund - Interest	1,788.91
603073.00 - Water Reserve Fund - Expenditures	(111,374.30)
603075.00 - Water Reserve Fund - Interfund Payable	13,778.02
603076.00 - Water Reserve Fund to Sewer Reserve Fund	281,659.09
TOTAL Water Reserve Fund	51,959.57
Capital Fund	
603003.00 - Capital Fund - Opening Balance	1,139,392.18
603004.00 - Mortgage Principal Reduction	113,505.49
603005.00 - Capital Fund - Depreciation	(77,675.55)
603006.00 - CF Transfer to Operating Fund	(32,538.97)
TOTAL Capital Fund	1,142,683.15
Operating	
602900.00 - Retained Earnings	153,061.09
600001.00 - Retained Earnings Adjustments	25,015.99
603002.00 - Transfer from Capital Fund	25,771.04
Net Income	(7,744.60)
TOTAL Operating	196,103.52
<u>Total Net Worth</u>	<u>4,570,537.28</u>
<u>Total Net Worth and Liabilities</u>	<u>5,463,205.10</u>

La Casa - KAS 2428

Revenue and Expense Statement

From 08/01/2025 to 08/31/2025

	Actual Current Period	Budget Current Period	Actual Current Year	YTD Budget	Budget Current Year
<u>Revenues</u>					
304000.00 - Strata Fees	206,540.97	204,144.21	2,449,730.52	2,449,730.52	2,449,730.52
304020.00 - Parking	6,250.00	708.37	7,618.00	8,500.00	8,500.00
304026.00 - Facilities Rental	(491.25)	333.37	3,678.75	4,000.00	4,000.00
304028.00 - Rent - SL488	5,202.00	2,627.00	32,258.52	31,524.00	31,524.00
304030.00 - Boat Berths	(13,600.00)	15,850.00	177,600.00	190,200.00	190,200.00
304031.00 - Marina Slip Rental	8,380.45	3,333.37	38,847.20	40,000.00	40,000.00
304100.00 - Fines/Liens	1,644.00	500.00	1,400.00	6,000.00	6,000.00
304150.00 - Key Revenue	690.00	250.00	2,070.00	3,000.00	3,000.00
304160.00 - Interest	313.99	625.00	5,785.42	7,500.00	7,500.00
304165.00 - Bottle & Can Return Income	7,018.20	1,666.63	19,367.90	20,000.00	20,000.00
304170.00 - Social	0.00	250.00	500.00	3,000.00	3,000.00
304990.00 - Miscellaneous	(578.76)	50.00	487.57	600.00	600.00
Total Revenue	221,369.60	230,337.95	2,739,343.88	2,764,054.52	2,764,054.52

Expenses

Repairs & Maintenance

405050.00 - Grounds & Landscaping	1,600.00	1,666.63	30,972.46	20,000.00	20,000.00
405100.00 - General Repairs & Maintenance	30,151.84	14,583.37	145,002.68	175,000.00	175,000.00
405102.00 - Furniture - Exterior	0.00	416.63	502.69	5,000.00	5,000.00
405111.00 - WCB/CPPEI	3,752.05	2,864.37	30,409.57	34,372.00	34,372.00
405120.00 - Snow Removal	0.00	4,666.63	51,510.00	56,000.00	56,000.00
405148.00 - Security	19,832.08	11,333.37	132,890.54	136,000.00	136,000.00
405055.00 - Trail Upgrade Projects	0.00	416.63	205.12	5,000.00	5,000.00

La Casa - KAS 2428

Revenue and Expense Statement

From 08/01/2025 to 08/31/2025

	Actual Current Period	Budget Current Period	Actual Current Year	YTD Budget	Budget Current Year
405104.00 - Staff Training and Misc.	100.79	208.37	2,692.75	2,500.00	2,500.00
405106.00 - Wages	57,911.45	38,333.37	411,026.94	460,000.00	460,000.00
405109.00 - Benefits - Manulife	728.30	1,247.50	11,360.47	14,970.00	14,970.00
405144.00 - Pool/Hot Tub - R & M	6,852.39	3,333.37	23,072.37	40,000.00	40,000.00
405150.00 - Aqua-Park	97.30	2,166.63	35,580.12	26,000.00	26,000.00
405165.00 - Common Asset Strata Fees	16,510.52	11,355.63	136,268.06	136,268.00	136,268.00
405171.00 - Truck Lease Payments	0.00	608.37	4,209.52	7,300.00	7,300.00
405180.00 - Gas and Maintenance Vehicles	5,211.88	2,083.37	25,876.01	25,000.00	25,000.00
TOTAL Repairs & Maintenance	142,748.60	95,284.24	1,041,579.30	1,143,410.00	1,143,410.00
Utilities					
405250.00 - Garbage	13,981.78	6,416.63	85,798.69	77,000.00	77,000.00
405340.00 - Electricity	1,556.41	5,416.63	62,865.11	65,000.00	65,000.00
405365.00 - Propane Gas	1,618.76	3,541.63	33,181.88	42,500.00	42,500.00
405341.00 - Water & Sewer	39,171.28	15,000.00	215,261.61	180,000.00	180,000.00
TOTAL Utilities	56,328.23	30,374.89	397,107.29	364,500.00	364,500.00
Administration					
405440.00 - Legal & Accounting	1,360.88	2,083.37	20,121.26	25,000.00	25,000.00
405600.00 - Office Charges	(4,042.31)	1,500.00	37,566.82	18,000.00	18,000.00
405601.00 - Professional Services	4,663.88	2,156.13	38,133.49	25,874.00	25,874.00
405603.00 - Administration/Meetings	1,262.00	83.37	4,418.83	1,000.00	1,000.00
405610.00 - Bank Charges	468.01	451.63	6,201.35	5,420.00	5,420.00
405614.00 - Payroll Service Fees	8,803.00	633.37	9,817.00	7,600.00	7,600.00
405630.00 - Insurance	18,947.92	17,000.00	219,764.59	204,000.00	204,000.00
405631.00 - Property Tax	0.00	1,416.63	19,508.16	17,000.00	17,000.00

La Casa - KAS 2428

Revenue and Expense Statement

From 08/01/2025 to 08/31/2025

	Actual Current Period	Budget Current Period	Actual Current Year	YTD Budget	Budget Current Year
405635.00 - Management Services	9,536.63	9,536.68	110,783.82	114,439.50	114,439.50
405647.00 - Social	(1,430.13)	1,083.37	8,413.92	13,000.00	13,000.00
405653.00 - SL488 Mortgage	6,365.64	6,000.00	76,387.68	72,000.00	72,000.00
405710.00 - Land & Foreshore Lease	0.00	1,858.37	25,973.92	22,300.00	22,300.00
405900.00 - Miscellaneous Expenses	0.00	42.62	1,311.13	511.00	511.00
TOTAL Administration	<u>45,935.52</u>	<u>43,845.54</u>	<u>578,401.97</u>	<u>526,144.50</u>	<u>526,144.50</u>
Reserve Accounts					
405640.00 - Contingency Trsf	23,333.33	23,333.37	280,000.00	280,000.00	280,000.00
405648.00 - Sewer Reserve	29,166.66	29,166.63	349,999.92	350,000.00	350,000.00
405649.00 - Water Reserve	8,333.33	8,333.37	100,000.00	100,000.00	100,000.00
TOTAL Reserve Accounts	<u>60,833.32</u>	<u>60,833.37</u>	<u>729,999.92</u>	<u>730,000.00</u>	<u>730,000.00</u>
Total Expense	305,845.67	230,338.04	2,747,088.48	2,764,054.50	2,764,054.50
Net Income	(84,476.07)	(0.09)	(7,744.60)	0.02	0.02



"LA CASA"

The Owners, Strata Plan KAS 2428

Proposed Operating Budget from September 1, 2025 to August 31, 2026

	2024-2025 BUDGET	2024-2025 ACTUAL	2025/2026 PROPOSED	1.98% Variance
REVENUE				
STRATA FEES	\$2,449,731.00	\$2,449,730.52	\$2,498,129.64	\$48,398.64
OTHER REVENUE				
Parking Revenue	\$8,500.00	\$7,618.00	\$8,000.00	(\$500.00)
Facilities Rental	\$4,000.00	\$3,679.00	\$4,000.00	\$0.00
Rent - SL 488	\$31,524.00	\$32,259.00	\$33,559.69	\$2,035.69
Boat Berths	\$190,200.00	\$177,600.00	\$180,000.00	(\$10,200.00)
Marina Slip Rental	\$40,000.00	\$38,847.00	\$40,000.00	\$0.00
Fines/Liens	\$6,000.00	\$1,400.00	\$6,000.00	\$0.00
Key Revenue	\$3,000.00	\$2,070.00	\$3,000.00	\$0.00
Operating Fund Interest	\$7,500.00	\$5,785.00	\$5,200.00	(\$2,300.00)
Bottle & Can Return Income	\$20,000.00	\$19,368.00	\$20,000.00	\$0.00
Merch/Branding	\$0.00	\$0.00	\$0.00	\$0.00
Social	\$3,000.00	\$500.00	\$1,000.00	(\$2,000.00)
Miscellaneous	\$600.00	\$488.00	\$611.00	\$11.00
Total Other Revenue	\$314,324.00	\$289,614.00	\$301,370.69	(\$12,953.31)
TOTAL REVENUE	\$2,764,055.00	\$2,739,344.52	\$2,799,500.33	\$35,445.33
EXPENSES				
Common Asset Strata Fees				
Common Asset Strata Fees	\$136,267.92	\$136,268.09	\$139,783.63	\$3,515.71
Repairs & Maintenance				
Grounds & Landscaping	\$20,000.00	\$30,972.00	\$0.00	(\$20,000.00)
Trail Upgrade Projects	\$5,000.00	\$205.00	\$0.00	(\$5,000.00)
Landscaping/Trail Projects	\$0.00	\$0.00	\$30,000.00	\$30,000.00
Repairs and Maintenance	\$175,000.00	\$145,003.00	\$175,000.00	\$0.00
Furniture-Exterior	\$5,000.00	\$502.69	\$0.00	(\$5,000.00)
Fixtures/Finishes/ Furniture	\$0.00	\$0.00	\$30,000.00	\$30,000.00
Staff Training and Misc.	\$2,500.00	\$2,692.75	\$2,500.00	\$0.00
Wages	\$460,000.00	\$411,026.94	\$430,000.00	(\$30,000.00)
Benefits - Manulife	\$14,970.00	\$11,360.47	\$12,000.00	(\$2,970.00)
WCB/CPP/EI	\$34,372.00	\$30,409.57	\$35,000.00	\$628.00
Snow Removal	\$56,000.00	\$51,510.00	\$52,000.00	(\$4,000.00)
Pool/Hot Tub - R & M	\$40,000.00	\$23,072.37	\$30,000.00	(\$10,000.00)
Security	\$136,000.00	\$132,890.54	\$107,557.00	(\$28,443.00)
Aqua-Park	\$26,000.00	\$35,580.12	\$30,000.00	\$4,000.00
Truck Lease Payments	\$7,300.00	\$4,209.52	\$0.00	(\$7,300.00)
Gas and Maintenance - Vehicles	\$25,000.00	\$25,876.01	\$25,000.00	\$0.00
Total Repairs & Maintenance	\$1,143,410	\$905,311	\$959,057	(\$48,085.00)

Utilities				
Garbage	\$77,000.00	\$85,798.69	\$80,000.00	\$3,000.00
Electricity	\$65,000.00	\$62,865.11	\$65,000.00	\$0.00
Water & Sewer	\$180,000.00	\$215,261.61	\$175,000.00	(\$5,000.00)
Propane Gas	\$42,500.00	\$33,181.88	\$34,000.00	(\$8,500.00)
Total Utilities	\$364,500	\$397,107	\$354,000	(\$10,500.00)
Administration				
Legal & Accounting	\$25,000.00	\$20,121.00	\$21,000.00	(\$4,000.00)
Office Charges	\$18,000.00	\$37,566.82	\$20,000.00	\$2,000.00
Amenity Planning Development Design	\$0.00	\$0.00	\$25,000.00	
Professional Services	\$25,874.00	\$38,133.00	\$30,000.00	\$4,126.00
Administration/Meetings	\$1,000.00	\$4,418.83	\$5,000.00	\$4,000.00
Bank Charges	\$5,420.00	\$6,201.35	\$5,420.00	\$0.00
Moneris Charges	\$0.00			\$0.00
Payroll Service Fees	\$7,600.00	\$9,817.00	\$7,300.00	(\$300.00)
Insurance	\$204,000.00	\$219,765.00	\$180,000.00	(\$24,000.00)
Property Tax	\$17,000.00	\$19,508.00	\$20,000.00	\$3,000.00
Management Services	\$114,439.50	\$110,784.00	\$114,439.50	\$0.00
Social	\$13,000.00	\$8,413.92	\$10,000.00	(\$3,000.00)
SL488 Mortgage	\$72,000.00	\$76,388.00	\$77,000.00	\$5,000.00
Land & Foreshore Lease	\$22,300.00	\$25,974.00	\$26,000.00	\$3,700.00
Merch/Branding Expense	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous Expenses	\$511.00	\$1,311.00	\$500.00	(\$11.00)
Total Administration	\$526,145	\$578,402	\$541,660	(\$9,485.00)
Expense Sub-Total	\$2,034,054	\$2,017,088	\$1,994,500	(\$64,554.29)
Contingency Transfer	\$280,000	\$280,000	\$305,000	\$25,000.00
Utility Fund			\$500,000	\$500,000.00
Sewer Reserve	\$350,000	\$350,000	\$0	(\$350,000.00)
Water Reserve	\$100,000	\$100,000	\$0	(\$100,000.00)
Total Funds Transfer	\$730,000	\$730,000	\$805,000	\$75,000.00
Total Expenses	\$2,764,054	\$2,747,088	\$2,799,500	\$35,445.71
Forecasted Interest Sept 2024 to Aug 31 2025 (5%)				
NET SURPLUS/(DEFICIT)	(\$1)	\$7,744	(\$0)	\$0.38

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
1	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
2	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
3	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
4	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
5	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
6	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
7	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
8	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
9	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
10	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
11	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
12	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
13	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
14	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
15	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
16	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
17	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
18	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
19	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
20	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
21	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
22	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
23	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
24	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
25	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
26	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
27	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
28	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
29	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
30	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
31	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
32	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
33	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
34	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
35	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
36	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
37	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
38	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
39	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
40	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
41	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
42	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
43	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
44	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
45	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
46	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
47	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
48	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
49	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
50	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
51	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
52	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
53	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
54	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
55	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
56	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
57	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
58	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
59	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
60	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
61	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
62	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
63	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
64	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
65	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
66	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
67	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
68	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
69	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
70	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
71	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
72	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
73	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
74	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
75	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
76	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
77	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
78	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
79	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
80	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
81	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
82	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
83	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
84	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
85	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
86	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
87	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
88	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
89	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
90	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
91	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
92	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
93	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
94	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
95	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
96	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
97	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
98	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
99	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
100	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
101	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
102	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
103	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
104	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
105	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
106	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
107	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
108	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
109	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
110	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
111	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
112	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
113	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
114	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
115	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
116	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
117	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
118	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
119	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
120	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
121	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
122	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
123	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
124	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
125	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
126	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
127	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
128	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
129	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
130	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
131	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
132	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
133	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
134	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
135	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
136	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
137	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
138	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
139	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
140	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
141	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
142	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
143	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
144	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
145	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
146	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
147	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
148	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
149	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
150	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
151	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
152	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
153	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
154	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
155	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
156	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
157	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
158	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
159	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
160	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
161	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
162	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
163	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
164	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
165	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
166	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
167	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
168	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
169	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
170	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
171	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
172	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
173	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
174	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
175	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
176	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
177	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
178	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
179	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
180	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
181	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
182	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
183	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
184	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
185	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
186	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
187	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
188	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
189	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
190	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
191	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
192	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
193	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
194	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
195	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
196	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
197	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
198	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
199	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
200	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
201	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
202	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
203	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
204	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
205	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
206	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
207	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
208	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
209	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
210	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
211	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
212	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
213	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
214	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
215	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
216	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
217	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
218	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
219	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
220	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
221	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
222	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
223	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
224	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
225	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
226	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
227	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
228	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
229	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
230	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
231	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
232	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
233	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
234	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
235	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
236	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
237	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
238	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
239	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
240	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
241	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
242	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
243	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
244	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
245	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
246	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
247	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
248	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
249	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
250	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
251	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
252	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
253	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
254	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
255	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
256	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
257	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
258	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
259	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
260	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
261	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
262	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
263	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
264	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
265	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
266	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
267	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
268	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
269	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
270	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
271	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
272	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
273	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
274	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
275	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
276	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
277	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
278	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
279	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
280	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
281	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
282	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
283	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
284	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
285	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
286	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
287	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
288	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
289	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
290	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
291	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
292	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
293	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
294	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
295	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
296	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
297	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
298	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
299	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
300	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
301	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
302	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
303	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
304	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
305	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
306	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
307	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
308	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
309	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
310	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
311	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
312	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
313	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
314	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
315	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
316	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
317	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
318	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
319	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
320	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
321	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
322	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
323	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
324	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
325	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
326	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
327	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
328	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
329	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
330	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
331	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
332	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
333	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
334	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
335	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
336	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
337	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
338	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
339	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
340	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
341	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
342	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
343	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
344	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
345	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
346	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
347	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
348	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
349	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
350	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
351	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
352	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
353	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
354	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
355	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
356	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
357	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
358	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
359	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
360	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
361	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
362	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
363	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
364	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
365	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
366	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
367	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
368	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
369	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
370	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
371	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
372	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
373	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
374	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
375	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
376	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
377	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
378	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
379	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
380	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
381	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
382	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
383	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
384	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
385	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
386	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
387	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
388	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
389	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
390	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
391	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
392	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
393	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
394	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
395	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
396	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
397	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
398	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
399	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
400	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
401	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
402	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
403	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
404	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
405	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
406	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
407	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
408	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
409	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
410	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
411	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
412	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
413	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
414	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
415	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
416	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
417	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
418	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
419	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
420	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
421	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
422	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
423	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
424	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
425	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
426	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
427	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
428	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
429	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
430	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
431	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
432	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
433	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
434	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
435	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
436	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
437	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
438	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
439	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
440	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
441	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
442	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
443	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
444	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
445	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
446	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
447	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
448	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
449	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
450	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
451	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
452	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
453	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
454	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
455	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
456	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
457	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
458	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
459	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
460	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
461	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
462	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
463	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
464	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
465	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
466	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
467	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
468	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
469	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
470	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
471	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
472	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
473	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
474	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
475	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
476	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
477	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
478	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
479	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
480	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
481	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
482	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
483	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
484	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
485	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
486	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
487	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
488	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
489	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
490	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
491	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
492	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
493	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
495	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
496	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
497	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
498	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
499	\$68.18	\$69.52	\$1.34	\$4.02	\$73.54	\$77.22
500	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35
501	\$408.97	\$417.05	\$8.08	\$24.24	\$441.29	\$463.35

"LA CASA"
The Owners, Strata Plan KAS 2428
Proposed Schedule of Unit Entitlements and Strata Fees
September 1, 2025 to August 31, 2026

Strata Lot	2024-2025 Strata Fee	2025/2026 Strata Fee**	1.98%* Change	Sep - Nov Retro Total	Total Fee Payment for Dec 1, 2025 ONLY	Total Fee Payment Including GST Dec 1, 2025 ONLY
500	\$204,144.21	\$208,177.47	\$4,033.26	\$12,099.78	\$220,277.25	\$231,291.11
average:	\$408.29	\$416.35	\$0.02	\$24.20	\$440.55	\$462.58

* expression of percentage is for information purposes only and has no legal effect.

† total includes tax, if applicable.

** includes the strata corporation's share of the fees associated to the common assets (lots owned by strata corp.).



**LA CASA LAKESIDE COTTAGE RESORT
STRATA PLAN KAS 2428
ANNUAL GENERAL MEETING MINUTES
NOVEMBER 2, 2024, AT 9:30 AM**

MANAGEMENT PRESENT:

**Jennifer Piekarczyk
Mark Ellery**

**Regional Manager – Okanagan
Executive Vice President Pacific Quorum**

1. CALL TO ORDER

The meeting was called to order at 9:43 am by Council President, Nathan Kapler.

2. DECLARATION OF QUORUM AND CERTIFY OF PROXIES

La Casa's quorum bylaw for General Meetings, as per KAS 2428 Strata Bylaws, state that 140 registered owners in person or by proxy must be present for the meeting to be held. There were 303 owners, 67 owners present and 236 by proxy. Jennifer Piekarczyk, Strata Manager, confirmed that quorum was met.

3. ELECTION OF PERSON TO CHAIR THE MEETING

The bylaws require that a chairperson must be elected from among those persons present at the meeting if neither the President nor Vice-President chair the meeting.

Strata Council President, Nathan Kapler, chaired the meeting. It was noted the Strata Manager assisted in facilitating the meeting.

4. PROOF OF NOTICE OF AGM PACKAGE

In accordance with the provision of the *Strata Property Act*, Owners must be notified at least twenty (20) days in advance of holding either a Special General Meeting (SGM) or an Annual General Meeting (AGM). The Strata Manager advised the AGM Notice was dated October 11, 2024, and distributed to all owners by email or by mail. The Notice of the Meeting was deemed in compliance with the Notice provision of the *Strata Property Act* and the meeting was eligible to proceed.

5. APPROVAL OF THE AGENDA

It was:

MOVED BY SL 7 SECONDED BY SL 165

To approve the agenda as presented.

CARRIED

6. UNFINISHED BUSINESS

None.

7. PRESIDENT'S REPORT

The President's Report was attached to the Notice of Meeting Package; additional copies are available from the Pacific Quorum website.

8. TREASURERS REPORT

The Treasurer's Report was attached to the Notice of Meeting Package; additional copies are available from the Pacific Quorum website.

9. WATER/SEWER COMPLIANCE UPGRADE REPORT

The Water/Sewer Compliance Upgrade Report was attached in the Notice of Meeting Package; additional copies are available from the Pacific Quorum website.

10. COMMITTEE REPORTS

Amenities, Fire Mitigation, Generator, and Social Committee Reports were attached in the Notice of Meeting Package; additional copies are available from the Pacific Quorum website.

11. RESOLUTION #1 – MAJORITY VOTE - APPROVAL TO ADD NEW RULE, USE OF PROPERTY 2(17): EACH COTTAGE IS LIMITED TO EIGHT (8) DAILY AMENITIES USERS AND THE MANSION IS LIMITED TO TWENTY-EIGHT (28) AMENITY USERS

BE IT RESOLVED by a Majority Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of rule 2(17) to read as follows:

2. Use of Property

- 17) All cottages day visitors use of amenities is to be limited to a maximum of eight (8) day visitors plus overnight guests. The large guest house known as “The Mansion” is to be limited to twenty-eight (28) amenity users.

A fine of \$50.00 per violation may be levied against the lot/cottage owner per occurrence.

It was:

MOVED BY SL 77 / SECONDED BY SL 357

To approve Resolution #1 – Majority Vote as presented to the owners.

CARRIED - 188 In Favor / 113 Opposed / 2 Abstained.

12. RESOLUTION #2 – MAJORITY VOTE: APPROVAL TO ADD NEW RULE, EXCLUSIVE USE 12 (1-5): NO BULLYING AND HARRASSMENT OF OWNERS, GUESTS AND COUNCIL MEMBERS

BE IT RESOLVED by a Majority Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of rule 12 (1-5) to read as follows:

12. Bullying and Harassment

- a. An owner, tenant, or occupant must not engage in any behavior that:
- (a) Unreasonably interferes with the use and enjoyment of a strata lot or common property by any other owner, tenant, or occupant.
 - (b) Interferes with the work of an employee, contractor, or the strata manager. Or
 - (c) Limits the ability of any member of the strata council to exercise the powers or perform the duties of the strata corporation.
- 2) An owner, tenant, or occupant must not:
- (a) Shout, yell or be verbally abusive or violent towards an employee, contractor, strata manager, or the strata council.
 - (b) Make threats of harm of any kind towards an employee, contractor, strata manager, or the strata council.
 - (c) Commit physical abuse, including but not limited to unwelcome touching, or threats of unwelcome touching towards an employee, contractor, strata manager, or the strata council.
 - (d) Make jokes or slurs, or taunt any employee, consultant, contractor, strata manager, or council member about their race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, sex, sexual orientation, gender, or age.
 - (e) Send emails, letters, text messages or other written communications to the strata council or strata manager, which threaten harm, are abusive or disrespectful, include the use of obscenities or expletives, or is objectively offensive, intimidating or demeaning to the recipient.

- (f) Attend the strata lot of or approach an owner, tenant, or occupant on common property in a manner that threatens harm or is abusive or disrespectful, including the use of obscenities or expletives.
 - (g) do anything that creates a hostile, intimidating or discriminatory environment for an owner, tenant, occupant, visitor, strata manager, employee, consultant or contractor hired by the strata corporation.
- 3) An owner, tenant, or occupant must not post to any social media sites anything that is abusive, intimidating, discriminatory, offensive or demeaning about another owner, tenant, occupant, strata manager, employee, consultant or contractor hired by the strata corporation in relation to any conduct in their role as a member of the strata corporation or strata council or in the course of an employee's employment or the performance of a consultant or contractor's contracted services with the strata corporation.
 - 4) A violation of this bylaw may result in fines or other enforcement actions as determined by the strata council in accordance with the Strata Property Act and the bylaws of the strata corporation.
 - 5) This bylaw is binding on all owners, tenants, and occupants.

A fine of \$50.00 per violation may be levied against the lot/cottage owner per occurrence.

It was:

MOVED BY SL 53 / SECONDED BY SL 219

To approve Resolution #2 – Majority Vote as presented to the owners.

DEFEATED - 147 In Favor / 152 Opposed / 2 Abstained.

13. RESOLUTION #3 – MAJORITY VOTE: APPROVAL TO ADD NEW RULE: 13: COUNCIL RULE OF CONDUCT

BE IT RESOLVED by a Majority Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of rule 13 to read as follows:

13. Council Code of Conduct

- 1) Refer to Appendix C for the Council Code of Conduct.

Appendix C Council Code of Conduct

All Council and Committee Members are to follow the Council Code of Conduct as stated below to ensure all Members are respected and feel secure in the role they perform.

This Community Rule of Conduct ("Rule") outlines our behavior expectations as members of our community in all La Casa activities, both offline and online. It is not intended to govern scenarios or behaviors outside of the scope of La Casa activities. Nor is it intended to replace or supersede the protections offered to all our community members under the law. Please follow both the spirit and letter of this Rule and encourage other Contributors to follow these principles into our work. Failure to read or acknowledge this Rule does not excuse a Contributor from compliance with the rule.

Our Standards

Examples of behavior that contribute to creating a positive and professional environment include:

- Using welcoming and inclusive language.
- Actively encouraging all voices.

- Helping others bring their perspectives and listening actively. If you find yourself dominating a discussion, it is especially important to encourage other voices to join in.
- Being respectful of differing viewpoints and experiences.
- Gracefully accepting constructive criticism.
- Focusing on what is best for the community.
- Showing empathy towards other community members.
- Being direct but professional. And
- Leading by example by holding yourself and others accountable

Examples of unacceptable behavior by Contributors include:

- The use of sexualized language or imagery.
- Unwelcome sexual attention or advances.
- Trolling, insulting/derogatory comments, and personal or political attacks.
- Public or private harassment, repeated harassment.
- Publishing others' private information, such as a physical or electronic address, without explicit permission.
- Violent threats or language directed against another person.
- Sexist, racist, or otherwise discriminatory jokes and language.
- Posting sexually explicit or violent material.
- Sharing private content, such as emails sent privately or non-publicly, or unlogged forums such as IRC channel history.
- Personal insults, especially those using racist or sexist terms.
- Excessive or unnecessary profanity.
- Advocating for, or encouraging, any of the above behavior. And
- Other conduct which could reasonably be considered inappropriate in a professional setting.

Our Responsibilities

With the support of the La Casa employees, consultants, council members (collectively, the "Staff"), Committers, and Project Leads, the La Casa Conduct Committee (the "Conduct Committee") is responsible for clarifying the standards of acceptable behavior. The Conduct Committee takes appropriate and fair corrective action in response to any instances of unacceptable behavior.

Scope

This Rule applies within all Project, Working Group, and Interest Group spaces and communication channels of La Casa, within any La Casa-organized event or meeting, and in public spaces when an individual is representing a La Casa Project, Working Group, Interest Group, or their communities. Examples of representing a Project or community include posting via an official social media account, personal accounts, or acting as an appointed representative at an online or offline event. Representation of Projects, Working Groups, and Interest Groups may be further defined and clarified by Committers, Project Leads, or the Staff.

Enforcement

Instances of abusive, harassing, or otherwise unacceptable behavior may be reported by contacting the Conduct Committee via operations. All complaints will be reviewed and investigated and will result in a response that is deemed necessary and appropriate to the circumstances. Without the explicit consent of the reporter, the Conduct Committee is obligated to maintain confidentiality with regard to the reporter of an incident. The Conduct Committee is further obligated to ensure that the respondent is provided with sufficient information about the complaint to reply. If such details cannot be provided while maintaining confidentiality, the Conduct Committee will take the respondent's inability to provide a defense into account in its deliberations and decisions. Further details of enforcement guidelines may be posted separately.

Staff, Committers and Project Leads have the right to report, remove, edit, or reject comments, commits, Rule, wiki edits, issues, and other contributions that are not aligned to this Rule, or to block temporarily or permanently any Contributor for other behaviors that they deem inappropriate, threatening, offensive, or harmful. Any such actions will be reported to the Conduct Committee for transparency and record keeping.

Any Staff, Committers, Project Leads, or Conduct Committee members who are the subject of a complaint to the Conduct Committee will be recused from the process of resolving any such complaint.

Responsibility

The responsibility for administering this Rule rests with the Conduct Committee, with an oversight by the council members.

Investigation of Potential Rule Violations

Not all conflict is negative; in some cases, a healthy debate can be essential for encouraging growth and pushing us to perform at our best. It is, however, unacceptable to be disrespectful or offensive, or violate this Rule. If you see someone engaging in objectionable behavior violating this Rule, we encourage you to address the behavior directly with those involved. If for some reason, you are unable to resolve the matter or feel uncomfortable doing so, or if the behavior is threatening or harassing, please report it following the procedure laid out below.

Reports should be directed to Council. It is the Conduct Committee's role to receive and address reported violations of this Rule and to ensure a fair and speedy resolution.

La Casa takes all reports of potential Rule violations seriously and is committed to confidentiality and a full investigation of all allegations. The identity of the reporter will be omitted from the details of the report supplied to the accused. Contributors who are being investigated for a potential Rule violation will have an opportunity to be heard prior to any final determination. Those found to have violated the Rule can seek reconsideration of the violation and disciplinary action decisions. Every effort will be made to have all matters disposed of within 60 days of the receipt of the complaint.

Actions

Contributors who do not follow this Rule in good faith may face temporary or permanent repercussions as determined by the Conduct Committee.

This Rule does not address all conduct. It works in conjunction with our Communication Channel Guidelines, Social Media Guidelines, Bylaws, and Internal Rules which set out additional protections for, and obligations of, all contributors. La Casa has additional policies that provide further guidance on other matters.

No Retaliation

The La Casa community relies upon and values the help of Contributors who identify potential problems that may need to be addressed within La Casa. Any retaliation against a Contributor who raises an issue honestly is a violation of this Rule. If you believe someone has retaliated against you, report the matter as described by this Rule.

False reporting, especially when intended to retaliate or exclude, is itself a violation of this Rule and will not be accepted or tolerated.

The La Casa council may amend this Rule from time to time and may vary the procedures it sets out where appropriate in a particular case.

Based on the direction and by a majority vote of the Strata Council, a fine of \$50.00 will be levied against Council Members and Committee Members in violation of the Code of Conduct. The fine will be based on per incident.

It was:

MOVED BY SL 219 / SECONDED BY SL 357

To bring Special Resolution #3 to the floor for discussion.

It was:

MOVED BY SL 53 / SECONDED BY SL 219

To approve Resolution #3 – Majority Vote as presented.

DEFEATED – 48 In Favor / 241 Opposed / 10 Abstained.

****Owners provided Council with feedback to change the wording of the Rule for Strata Council members.**

14. RESOLUTION #4 RESOLUTION #4 – MAJORITY VOTE: APPROVAL TO AMEND RULE 4(10): TO ADD A DESIGNATED DISABLED PARKING SPOT

BE IT RESOLVED by a Majority Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve the amendment to rule 4(10) to read as follows:

(6) Parking Lots and Roads

- 10) Parking West Side of Santa Fe Way (nearest to beach access) – Single row Parking of ATV's and Golf Carts permitted only. The parking spot closest to the beach access will be designated by signage a disabled parking only spot. Parking of vehicles must not impede access for Emergency Vehicles. Cars and other street legal vehicles are not permitted, parking is permitted only in designated spots. Signage will be posted where parking is permitted, and owners and guests will be fined \$50.00 for each infraction.

It was:

MOVED BY SL 53 / SECONDED BY SL 357

To approve Resolution #4 – Majority Vote as presented to the owners.

CARRIED – 253 In Favor / 43 Opposed / 3 Abstained.

15. RESOLUTION #5 MAJORITY VOTE - CONSIDERATION OF 2024/2025 PROPOSED OPERATING BUDGET WITH A STRATA FEE INCREASE OF 2.0%

It was:

MOVED BY SL 219 / SECONDED BY SL 475

To approve the proposed Operating Budget as presented to the owners.

CARRIED – 246 In Favor / 55 Opposed / 1 Abstained.

NOTE: REGARDING STRATA FEE PAYMENTS

If you require any information regarding your account, please contact PQ's Manager of Accounting Services, Sherry Keeping at 778-760-1213 or email skeeping@pacificquorum.com

16. RESOLUTION #6 – ¾ VOTE: APPROVAL TO AMEND BYLAW 6.1 (I): TO REMOVE STRATA LOT 162 FROM LIST OF COMMON FACILITIES

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the amendment of bylaw 6.1(i) to read as follows:

6. Common Facilities

- (1) Common Facilities of the Strata Corporation are Common Property or Common Assets including, but are not limited to:
- (i) Strata Lots 488, 492, and 495:

This bylaw amendment will take effect once registered at the Land Titles office of BC.

It was:

MOVED BY SL 357 / SECONDED BY SL 305

To approve Resolution #6 – Majority Vote as presented to the owners.

CARRIED – 275 In Favor / 5 Opposed / 20 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution has CARRIED.

17. RESOLUTION #7 – ¾ VOTE APPROVAL OF BYLAW 7.2 (F) ENFORCEMENT OF SPEED LIMIT WITHIN KAS 2428

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of bylaw 7.2 (f) to read as follows:

7. Parking Lots and Roads

- (2) Driving on roads within common property and common assets (lanes) must not:
 - (f) Exceed 20 km/hr.

This bylaw will take effect once registered at the Land Titles office of BC.

It was:

MOVED BY SL 53 / SECONDED BY SL 215

To approve Resolution #7 – ¾ Vote as presented to the owners.

CARRIED – 215 In Favor / 69 Opposed / 16 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution has CARRIED.

18. RESOLUTION #8 – ¾ VOTE: APPROVAL OF BYLAW ADDITION 7.2 (g) NO DANGEROUS DRIVING PERMITTED WITHIN KAS 2428 BOUNDARIES

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of bylaw 7.2(g) to read as follows:

7. Parking Lots and Roads

- (2) Driving on roads within common property and common assets (lanes) must not:
 - (g) No dangerous driving is to be permitted within the boundaries of KAS 2428. The definition of dangerous driving is any operating of a vehicle that is both negligent and endangers or is likely to endanger any person or property and exhibits the effects of having consumed liquor or illegal drugs.

This bylaw will take effect once registered at the Land Titles office of BC.

It was:

MOVED BY SL 219 / SECONDED BY SL 475

To approve Resolution #8 – ¾ Vote as presented to the owners.

CARRIED – 225 In Favor / 72 Opposed / 3 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution has CARRIED.

18. RESOLUTION #9 – ¾ VOTE: APPROVAL OF BYLAW ADDITION 6 (12): DISPOSING OF NON-HOUSEHOLD GOODS IS PROHIBITED WITHIN THE COUNDARIES OF KAS 2428, SPECIFICALLY THE GARBAGE WASTE DISPOSAL AREA

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of bylaw 6 (12) to read as follows:

6.12 Common Facilities

12. No disposal of non-household goods and materials within the boundaries of KAS 2428, specifically the Garbage Waste Disposal Areas. The homeowner/guests will be charged to full cost to haul away the non-household material, any fines levied against the strata as result of non-permittable garbage and a possible fine of \$200 per occurrence.

Prohibited waste includes but is not limited to:

- (a) Tires.
- (b) Mattresses.
- (c) Rugs, carpets, furniture.
- (d) Construction materials.
- (e) Oils, solvents, anti-freeze, chemicals of all types.
- (f) Computers, Cell Phones, Television, and all other household electronics.
- (g) Industrial Waste

It was:

MOVED BY SL 305 / SECONDED BY SL 475

To approve Resolution #9 – ¾ Vote as presented to the owners.

CARRIED - 280 In Favor / 16 Opposed / 2 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution has CARRIED.

19. RESOLUTION #10 – ¾ VOTE: APPROVAL OF BYLAW ADDITION 2(10): NO TREES OR OTHER FORMS OF VEGETATION IS PERMITTED TO GROW ON STRATA LOTS TO HEIGHTS THAT IMPEDE A LAKE VIEW FROM OTHER STRATA LOTS

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of bylaw 2(10) to read as follows:

2. Repair and Maintenance of Property by Owner

- (10) All trees and vegetation blocking or impeding a lake view from a neighboring lot are to be limited to a maximum height of twenty-nine and a half feet (29.5). All requests by an owner for trimming of trees and vegetation located on another lot must be approved by the Strata Council at a regularly conveyed Council Meeting.

This bylaw will take effect once registered at the Land Titles office of BC.

It was:

MOVED BY SL 357 / SECONDED BY SL 219

To approve Resolution #10 – ¾ Vote as presented to the owners.

DEFEATED – 200 In Favor / 95 Opposed / 5 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution IS DEFEATED.

20. RESOLUTION #11 – ¾ VOTE: APPROVAL OF A/C GUIDELINE ADDITION 2.6.5 (d) 10: REQUIRED MAINTENANCE AND INSPECTION OF WOOD BURNING CHIMNEYS LOCATED WITH A STRATA LOT

BE IT RESOLVED by a ¾ Vote of the Residential Strata Lots and Non-Residential Strata Lots:

That the Owners, Strata Plan KAS 2428, La Casa, approve the addition of A/C Guideline 2.6.5 (d) 10.

2.6.5 Exterior Finishes:

(d) Miscellaneous

10. All wood burning fireplaces are to be approved by the A/C Officer prior to installation. All existing fireplaces and newly built fireplaces must have a WETT inspection performed yearly. If requested, proof of home insurance showing coverage for the wood burning fireplace must be provided to the A/C Officer. For the enjoyment of all, wood burning fireplaces may not be used during July and August of each year.

This A/C Guideline will take place once registered at the Land Titles office of BC.

It was:

MOVED BY SL 25 / SECONDED BY SL 357

To amend Resolution #11 by a ¾ Vote to read as follows:

2.6.5 Exterior Finishes:

(d) Miscellaneous

10. Wood burning Fireplaces (including Stoves): All wood burning fireplaces are to be approved by the A/C Officer prior to installation. All existing and newly built fireplaces must have a current WETT inspection and be reinspected at a maximum of every three years and chimneys/flues must be cleaned and inspected by a professional on an annual basis. If requested, proof of home insurance showing coverage for the wood burning fireplace must be provided to the A/C Officer. For the enjoyment of all, wood burning fireplaces may not be used during July and August of each year.

CARRIED – 268 In Favor / 16 Opposed / 1 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution to Amend is CARRIED.

It was:

MOVED BY SL 219 / SECONDED BY SL 53

To approve ¾ Vote Resolution #11 as amended.

CARRIED - 257 In Favor / 35 Opposed / 5 Abstained.

COMMERCIAL VOTE: S/L 491

In Favor.

The Resolution IS CARRIED.

21. **RESOLUTION #12 – ¾ VOTE TO APPROVE A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000.00), PLUS TAXES, TO ADDRESS INCREASED COSTS TO THE INSTALLATION OF THREE GENERATORS, TWO AT THE WATER PLANT AND ONE AT THE SEWER PLANT. THIS PROJECT WAS APPROVED BY THE OWNERS AT THE 2023/2024 ANNUAL GENERAL MEETING**

BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to One Hundred Thousand Dollars (\$100,000.00), plus taxes, for the additional costs associated with the purchase and installation of three generators: two at the water plant and one at the sewer plant. Any unspent funds from this project upon completion will be returned to the Contingency Reserve Fund.

MOVED BY SL 357 / SECONDED BY SL 233

To approve Resolution #12 – ¾ vote as presented to the owners.

DEFEATED – 217 In Favor / 84 Opposed / 0 Abstained.

Owners requested the chair to bring this vote back to the floor to re-count the vote.

It was:

MOVED by SL 53 / SECONDED BY SL 357

By majority vote to re-vote on Resolution #12 for a re-count.

CARRIED

MOVED BY SL 357 / SECONDED BY SL 233

To approve ¾ Vote Resolution #12 – Re-count

CARRIED – 227 In Favor / 76 Opposed / 0 Abstained.

22. **RESOLUTION #13 – ¾ VOTE: TO APPROVE A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO THIRTY THOUSAND DOLLARS (\$30,000.00), PLUS TAXES, TO BE SPENT ON A DESIGN PROPOSAL FOR THE OVERFLOW TRAILER PARKING LOT KNOWN AS 'BLOCK D'**

BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to Thirty Thousand Dollars (\$30,000.00), plus taxes, for the costs associated with engaging an architecture or design firm to create various designs for future amenities to be located on Block D, and to be presented to the owners at a later General Meeting. Any unspent funds from this project upon completion will be returned to the Contingency Reserve Fund.

It was:

MOVED BY SL 357 / SECONDED BY SL 219

To approve Resolution #13 – ¾ vote as presented to the owners.

DEFEATED – 166 In Favor / 134 Opposed / 1 Abstained.

23. **RESOLUTION #14 – ¾ VOTE: APPROVAL TO SPEND UP TO TEN THOUSAND DOLLARS (\$10,000) PER YEAR FROM THE OPERATING BUDGET FOR THE REMOVAL OF ALL COTTONWOOD TREES FROM THE PROPERTY**

BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve the removal of the shared use BBQs at the Activity Park.

It was:

MOVED 357 / SECONDED 53

To approve Resolution #14 - ¾ Vote as presented to the owners.

CARRIED – 256 In Favor / 43 Opposed / 1 Abstained.

24. RESOLUTION #15 – ¾ VOTE RESOLUTION #15 – ¾ VOTE: TO APPROVE A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWENTY THOUSAND DOLLARS (\$20,000.00), PLUS TAXES, TO PURCHASE AND INSTALL THREE OUTDOOR CONCRETE GAMES AND TABLES CONSISTING OF A CHESS TABLE, FOOSBALL TABLE, MONOLITHIC PING PONG AND REQUIRED ACCESSORIES

BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to Twenty Thousand Dollars (\$20,000.00), plus taxes, to purchase and install three outdoor concrete games and tables consisting of a chess table, foosball table, monolithic ping pong and required accessories. Any unspent funds from this project upon completion will be returned to the Contingency Reserve Fund.

It was:

MOVED BY SL 203 / SECONDED BY SL 163

To approve ¾ Vote Resolution #15 as presented to the Owners.

DEFEATED – 192 In Favor / 107 Opposed / 2 Abstained.

25. RESOLUTION #16 – ¾ VOTE: TO APPROVE A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO THIRTY THOUSAND DOLLARS (\$30,000.00), PLUS TAXES, TO PURCHASE AND INSTALL ADDITIONAL LIGHTING AT THE TWO POOL AREAS. IN ADDITION TO THE INSTALLATION OF ADDITIONAL LIGHTING AT THE POOL, THE BALANCE OF FUNDS WILL BE USED TO INSTALL LARGE SUNSHADES THAT PROVIDE PROTECTION AND ARE MUCH MORE DURABLE THAN THE SUN UMBRELLAS CURRENTLY BEING USED

BE IT RESOLVED by a ¾ Vote:

That the Owners, Strata Plan KAS 2428, La Casa, approve a Contingency Reserve Fund expenditure of up to Thirty Thousand Dollars (\$30,000.00), plus taxes, to purchase and install additional lighting to enhance security at the two pool areas. In addition to the installation of additional lighting at the pools, the balance of funds will be used to install large sunshades that provide protection and are much more durable than the sun umbrellas currently being used. Any unspent funds from this project upon completion will be returned to the contingency reserve fund.

It was:

MOVED BY SL 357 / SECONDED BY SL 219

To approve Resolution #16 – ¾ vote as amended.

DEFEATED – 191 In Favor / 107 Against / 1 Abstained.

26. ELECTION OF THE 2024/ 2025 STRATA COUNCIL

La Casa's bylaw 1 (e and f) state that if more than seven (7) owners stand for council, then council members must be voted in with a majority vote of the owners (50% +1).

The vote each owner received is shown below.

• Adrian Petre	197
• Anita Warren	195
• Chris Murphy	180
• David Simpson	121
• Doug Case	134
• Jeff Bergen	178
• Melissa Watkins	180
• Nathan Kapler	186
• Ryan Hargreaves	180
• Steve Godoy	125
• Tracie Smith	103

2024-2025 Council Members:

- Jeff Bergen
- Nathan Kapler
- Anita Warren
- Ryan Hargreaves
- Melissa Watkins
- Adrian Petre
- Chris Murphy

It was:

MOVED BY SL 357 / SECONDED BY SL 53

To approve the 7 owners that earned a majority (50% +1) of the votes cast for council member appointments.

To contact or speak to a council member, please forward your request to the Strata Manager at jpiekarczyk@pacificquorum.com

27. APPROVAL OF PREVIOUS GENERAL MEETING MINUTES

It was:

MOVED BY SL 305 / SECONDED BY SL 178

To adopt the minutes of the June 20, 2024, Special General Meeting.

CARRIED.

28. INSURANCE OVERVIEW

A copy of the Insurance Summary was attached to the Notice of Meeting Package. Copies can also be obtained from the website, pacificquorum.com.

29. TERMINATION

It was:

MOVED by SL 357 to terminate the meeting at 2:20 pm.

Submitted by:

PACIFIC QUORUM OKANAGAN PROPERTIES INC.

Jennifer Piekarczyk, Regional Manager – Okanagan

1979 Bredin Road

Kelowna, BC, V1Y 8T2

Tel: 778-760-1218

Email: jpiekarczyk@pacificquorum.com

Please Note: The Real Estate Regulations may require that a vendor provide purchasers with copies of the strata corporation minutes. Please retain these minutes for your records. Replacement copies will be subject to a cost per page and can be received upon a seven (7) day advance order from *Pacific Quorum Properties Inc.*



**LA CASA LAKESIDE RESORT
STRATA PLAN KAS 2428
SPECIAL GENERAL MEETING
TUESDAY, MARCH 25, 2024, at 6:30pm**

MANAGEMENT PRESENT:

Jenn Piekarczyk, Regional Manager / Okanagan
Pacific Quorum (Okanagan) Properties Inc.
1979 Bredin Rd. Kelowna, BC
jpiekarczyk@pacificquorum.com / 778-760-1218

A) CALL TO ORDER AND CERTIFY PROXIES

The Property Manager certified that the 494 eligible strata lots were represented by **224 owners, 78 in person and 146 by proxy**. All proxies were examined by the Strata Manager prior to the start of the SGM. The strata's bylaws state, in order for the meeting to proceed, a Quorum of 140 votes (owners) must be present. The meeting was called to order at 6:51 pm.

B) ELECTION OF PERSON TO CHAIR THE MEETING

It was approved Strata Council President, Nathan Kapler, will chair today's meeting. Pacific Quorum Okanagan, Jennifer Piekarczyk, will assist with facilitating the meeting.

C) FILING PROOF OF NOTICE DATED MARCH 5, 2025

The Special General Meeting notice was distributed to all owners on March 5, 2025, in accordance with the BC Strata Property Act and will be duly noted in the records of the Strata Corporation.

D) APPROVAL OF AGENDA

It was:

MOVED by SL 292 and SECONDED by SL 07

To approve the agenda as presented.

CARRIED

E) NEW BUSINESS

¾ VOTE RESOLUTION #1 – APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO ONE HUNDRED AND FORTY THOUSAND DOLLARS (\$140,000.00), PLUS APPLICABLE TAXES, TO COMPLETE URGENT REPAIRS TO THE MARINA

In accordance with the BC Strata Property Act, part 72.1, Strata's must repair and maintain common property and common assets.

The Marina is in dire need of repairs to 18 of its wooden pilings that secure the Marina to the lakebed and to the shoreline. A number of these pilings are fully fractured in half. After a review by three separate Provincial Ministries and a significant amount of communication, the Strata Corporation has secured approval to proceed with the piling's replacement.

The Marina is a strata asset that adds real value to both the resort and to the value of each cottage. The Marina revenues are the largest source of resort revenue, excluding strata fees and the Marina costs to repair and maintain are 100% derived from the renting of seasonal slips and short-term rentals. Last year, the Marina contributed \$219,700.00 in revenue to the Operating Fund. At the Annual General Meeting held on October 22nd, 2016, the owners approved a yearly transfer of \$100,000.00 from the CRF to a restricted Marina Fund. As a result of this

proactive action by the owners, as of the end of December, the Marina Fund had a balance of \$779,423.00, which can only be used for repairs and maintenance for the Marina.

These required repairs are strictly focused on the replacement of the rotted pilings and do not address expansion or addition of berths. Any future expansion or modification to the Marina will require a separate application to the Ministries and it could take years to obtain the necessary approvals. The Strata will continue to add to the Marina Replacement Fund yearly, as La Casa is years away from having adequate funding saved to undertake a full Marina replacement.

The Marina Committee, after completing the required due diligence to vet qualified vendors, is recommending the resort award, for the repair contract, to a local pile driving company, Shoreline Pile Driving Inc. based in Kelowna. They have a reputation for timely and professional work and have received recommendations from the WLRS Ministry that oversees all dock construction on the lake. For reference and full transparency, the committee has shown all quotes at the end of this preamble.

Scope of the Marina Repair Project:

1. The objective of the project is to replace the eighteen rotted wooden pilings with steel pilings, for safety reasons, and repair the breakwater before the start of the 2025 boating season - \$89,750.00, plus taxes.
2. Adjustment of underwater chain and anchor repairs - \$17,950.00, plus taxes.
3. Eighteen roller mounted piling rings to secure the dock, quote from Candock, the manufacturer - \$18,000.00, plus taxes.
4. A local electrical contractor will be engaged to undertake the replacement of wiring and night lighting on the docks throughout the repair process. New lighting will provide an improved level of safety - \$5,345.00, plus taxes.
5. A third-party review of the dock structure and estimated product life from the manufacturer - \$2500.00.
6. Approximate cost to complete required repairs - \$125,000.00 to \$140,000.00, plus taxes.

Timing of Repairs:

Shoreline have stated they can complete the work within a seven-to-ten-day period in April or early May, premised on how quickly we secure a place on their schedule with a deposit.

Upon completion, we will have Candock evaluate the docks strength and estimate its lifespan with regular maintenance. The current lifespan forecast of the Marina based on feedback from Candock is 15 to 20 years.

Competitive Bid Sourcing:

The Marina Committee is recommending we award the pilings replacement to Shoreline Pile Driving Inc. Our recommendation is based on the following competitive bids:

Shoreline Pile Driving Inc.

Shoreline provided us with an updated quote of \$89,750.00, which includes the repair to the breakwater. We have found Shoreline has provided the most detailed quotes (with Steel Pilings) and have found them to be the most responsive. In speaking with the various Government Ministries and Candock, Shoreline was highly recommended for their professionalism and quality of work. They have a crane barge on the lake and can provide prompt service without having to remobilize equipment.

Burton Marine Pile Driving Inc.

They provided a quote of \$57,640.00 in Dec 2021. Their quote only included wood pilings (not steel) and did not include the repairs to the breakwater. We contacted them for a follow-up since this initial quote for updated information and they have not responded. Our conversations with others in the dock repair business indicated they may be experiencing internal company issues, and the lack of service or response resulted in us not pursuing.

Interior Marine Construction & Mountain Marine Co.

They provided a quote of \$132,004.00 before tax that did not include the repairs to the breakwater. Their bid was significantly higher due to the mobilization costs of their crane and barge from Scotch Creek, BC. Additionally, any future service would be expensive and delayed as they do not have equipment in the area. The two companies, while separate firms, bid on this project jointly because of the size and scope involved.

International Marine Floating Systems Inc.

We reached out to this Vancouver based company based on a positive recommendation of a larger Marina company owner in Vancouver. They did not bid on the work because the project was too small to be competitive given their location in Delta, BC, and the associated mobilization costs for the barge and crane to the Okanagan.

Please see Appendix A.

BE IT RESOLVED BY A ¾ VOTE:

That the owners of La Casa, KAS 2428, approve a Contingency Reserve Fund expenditure, of up to One Hundred and Forty Thousand Dollars (\$140,000.00), plus applicable taxes, to complete urgent repairs to the marina as detailed in the above preamble. The repairs will be paid from the Marina Contingency Reserve Fund. Any unused funds will be returned to the Marina Contingency Reserve Fund.

It was:

MOVED by SL 292 / SECONDED by SL 07

To approve Special Resolution #1 as presented.

CARRIED – 233 In favor / 0 Opposed / 1 Abstention

¾ VOTE RESOLUTION #2 – APPROVAL OF INCREASING (WIDENING) THE SPACING BETWEEN THE MARINA FINGERS TO ENSURE EASIER DOCKING AND NAVIGATION FOR BOAT OPERATORS

The marina configuration makes it difficult for boat operators to always safely navigate their vessels in and out of the boat slips. A number of dangerous accidents have occurred over the years. The Council is asking the owners of La Casa to increase the space between the marina fingers to help reduce any future dangerous situations or damage to boats.

The contractor has advised us that the dock fingers must be removed to bring in the pile driver. During the reassembly, they will attempt to reconfigure the dock blocking to enable easier access for future service while providing more room for docking navigation between the fingers.

The marina will remain the same size and will stay within the existing 104 berths and retain its current footprint to ensure full compliance with the Strata's Foreshore Agreement with the Ministry of Water and Lands.

BE IT RESOLVED BY A ¾ VOTE:

That the owners of La Casa, KAS 2428, approve increasing (widening) the spacing between the marina fingers to ensure easier docking and navigation for boat operators. If this project is completed at the same time as the marina, repairs will be at no cost to the strata.

It was:

MOVED by SL 19 / SECONDED by SL 215

To approve Special Resolution #2 as presented.

CARRIED – 218 In favor / 6 Opposed / 0 Abstention

¾ VOTE RESOLUTION #3 – APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO THREE HUNDRED AND FORTY THOUSAND DOLLARS (\$340,000.00), PLUS APPLICABLE TAXES, TO REPLACE THE TWO (2) LOWER HOT TUBS LOCATED IN THE MIDDLE AMENITIES AREA

This is a lifecycle management project for our 2011 and 2014 hot tubs in the middle amenities area. The purpose of this project is to prevent further undue expenses to our Operations and Maintenance Funds from keeping existing, aging hot tubs running and by replacing them with new commercial grade hot tubs to increase their capacity, seasonal usability, and lifespan. The size and design elements included will be finalized by Council, in concert with vendors, with the goal of maximizing value for La Casa owners.

BE IT RESOLVED BY A ¾ VOTE:

That the owners of La Casa, KAS 2428, approve, in accordance with Section 71, Change in Use (appearance), a Contingency Reserve Fund expenditure of up to Three Hundred and Forty Thousand Dollars (\$340,000.00), plus applicable taxes, to replace the two (2) lower hot tubs located in the middle amenities area, as per the scope of work outlined in Appendix B, C & D. Any unused funds will be returned to the Contingency Reserve Fund.

It was:

MOVED by SL 53 / SECONDED by SL 357

To approve Special Resolution #3 as presented.

CARRIED – 190 In favor / 31 Opposed / 1 Abstention

¾ VOTE RESOLUTION #4 – APPROVAL TO REPEAL AND REPLACE THE EXISTING BYLAW, 7(17), PARKING LOTS AND ROADS

La Casa Lakeside Resort offered RV storage to owners up until the 2019 AGM. During this AGM, the proposal to charge a \$100.00 per month fee was amended, and the removal of RVs & travel trailers occurred.

Currently both the upper storage yard on Terazona and the storage area above the Water Treatment Plant (Upper Lot C) are underutilized. The upper storage area is approximately ½ fenced and has surveillance cameras and a gate, however the storage area above the WTP (Lot C) has no fencing, surveillance or gates. Income generated from the rental of the proposed boat, boat trailers, and RV storage stalls can be used to further develop these lots. Fencing of the upper storage lot on Terazona could be completed, with a separation of the garbage site and the parking lots to ensure better security for owners' valuable items. Fencing, gating, and surveillance of the storage area above the WTP can be funded with the increase in revenue to the strata.

Bylaw 7(17) currently reads as follows:

7. Parking Lots & Roads

(17) The Upper Storage Yard is designated as a storage yard exclusive for Boat Trailers, utility trailers and other trailers that shall not exceed 30 ft in length are for the use at La Casa effective February 1, 2020. All remaining equipment and motorized vehicles remaining in the Upper Storage after January 31, 2020, will be towed. The Operational Team will control the access to the yard and supervise the parking and removal of all trailers. 48 hours' notice to the Operational Office will be required to remove the trailer from the yard. Owners will be allowed to store a maximum of (1) one trailer per strata lot. [New – CA7875773 November 19, 2019]

(17) Boat and boat trailer storage is permitted at the upper storage compound and the upper portion of Block C, at a rate of Fifty Dollars (\$50.00) per month between the months of October 15th to April 15th. Based on availability of space. [New – October 28th, 2023]

New Bylaw 7 (17), to read as follows:

7. Parking Lots & Roads

(17) The Upper Storage Yard is designated as a storage yard exclusively for fully insured & registered boat trailers, utility trailers, RVs, travel trailers, and other trailers that shall not exceed 35 ft in length that will be placed in designated storage stalls for the use of Owners at La Casa Lakeside Resort only. Owners will be allowed to store a maximum of (1) one trailer per strata lot. Storage stalls will be assigned for the exclusive use of an owner on a first-come, first-serve basis, according to the date of application, with unfulfilled requests being maintained on a waiting list. Use of storage stall is not transferable, assignable, or saleable. Strata Council reserves the right to determine the acceptance or refusal of any storage space assignment; as well as the maximum size any specific stall can accommodate. Fees & rules will be set out as follows:

- (a) The annual rental fee will be \$600.00 (not pro-rated), payable to La Casa Lakeside Resort, in advance, for the rental period of April 1st to March 31st (Storage Season). Should an Owner be assigned a storage stall within the rental period, the full amount of \$600.00 shall be due upon assignment (not prorated). Payment to be paid in full, prior to assigned approval. Terms and conditions will be set out in the parking stall agreement.
- (b) All towing fees will be the responsibility of the respective owner. Any owner who has an outstanding strata fee and / or has a lien registered against their lot will not be eligible for a parking stall.
- (c) Except as otherwise approved in writing by the Strata Council, only one storage stall shall be assigned to any one strata lot or any one strata owner, regardless of how many strata lots an owner is listed on title.
- (d) Each year, storage stalls will be offered to those applicants who had the benefit of a storage stall the year prior.
- (e) Any available storage stalls will be awarded to the next Owner on the prioritized waiting list, to be maintained by the Strata Office. The waitlist will be made available to all Owners when requested.
- (f) The strata corporation does not take responsibility for the safekeeping or condition of boats, boat trailers, utility trailers, RVs, travel trailers, equipment, or personal property.
- (g) Anyone entering the storage area shall comply with any safety instructions issued by representatives of the Strata Corporation with respect to the movement of any vehicle. Owners not complying with the Bylaws, Rules, or the safety instructions of the Strata Corporation representative will be required to vacate the storage lot immediately in accordance with any instructions provided and will not be provided a refund of any user fee paid with respect to property storage. Bylaw and Rule infractions may be subject to warnings and fines.
- (h) When a storage stall is no longer required, the Owner must advise the strata council in writing. The unused portion of the Storage Season shall be deemed to be forfeited.
- (i) Damage to strata property, vehicles and boats must be reported to the strata council immediately. Failure to do so may result in cancellation of the storage stall agreement. All costs associated with such an incident will be the sole responsibility of the respective owner(s).
- (j) There will be no usage of any item in storage at the Resort. This includes but is not limited to activities such as cooking, bathing, sleeping, dumping or flushing of grey water, dumping of septic tanks or habitation of any kind.
- (k) Requests for a storage stall will be made in writing to Strata Council and will include the following:
 - (i) make, model, year and type of unit (ie. Motorhome, camper, 5th wheel, pontoon, bow rider, etc).
 - (ii) Overall Length of unit, including all projections (hitch, bumper, swim platform, etc.)
 - (iii) Valid insurance, registration, & proof of ownership
- (l) La Casa Lakeside Resort will keep a current list of all vehicles / vessels parking in the storage areas. This list will be maintained and updated by strata operations.
- (m) Storage stalls are rented only and are not to be included and /or transferrable with the sale or rental of a strata lot.
- (n) Wherever possible, spaces will be assigned to suit the owner's preference, but re-assignment may be made by Strata Council should it serve the best interests of the Strata Corporation.

(o) If an owner is away for an extended period without their RV or board trailer, arrangements must be made to leave the keys with the strata office, so that it can be moved, if necessary.

BE IT RESOLVED:

That the owners of La Casa, KAS 2428, by a $\frac{3}{4}$ Vote of the Residential Strata Lots and a $\frac{3}{4}$ of the Non-Residential Strata Lots, approve to repeal and replace the existing bylaw, 7(17), Parking Lots and Roads.

It was:

MOVED by SL 175 / SECONDED by SL 357

To amend Special Resolution #4 as follows:

Bylaw 7 (17), to read as follows:

7. Parking Lots & Roads

(17) The Upper Storage Yard on Terazona and the storage area above the Water Treatment Plant (Upper Lot C)

(a) The annual rental fee will be \$600.00 (not pro-rated), payable to KAS2428, in Advance

CARRIED – 68 in favor / 5 Opposed / 1 Abstention

COMMERCIAL VOTE: S/L 491

In favor.

The Resolution is Carried

It was:

MOVED by SL 19 / SECONDED by SL 215

To approve Special Resolution #4 as amended.

DEFEATED – 143 In favor / 73 Opposed / 1 Abstention

COMMERCIAL VOTE: S/L 491

In favor.

The Resolution is **Defeated**.

$\frac{3}{4}$ VOTE RESOLUTION #5 – APPROVAL TO REPEAL AND REPLACE THE EXISTING BYLAW, 7(18), PARKING LOTS AND ROADS

Strata Council recognizes a requirement for short-term parking for RV's, boats and trailers. In order to accommodate these requests Council is proposing the repeal of bylaw 7 (18) and to replace the bylaw with a revised bylaw to benefit short term parking.

Bylaw 7(18) currently reads as follows:

7. Parking Lots & Roads

(18) Four parking stalls within a storage location will be designated to allow RV and camper parking. Vehicles up to a maximum of 30 feet long are permitted. A parking fee of Fifty Dollars (\$50.00) per night applies and parking is limited to a maximum of seven (7) days. Vehicles must register at the Strata Office and unauthorized vehicles will be boot

locked or towed at the owner's expense. No overnight sleeping, cooking, or any use of vehicle is permitted. [New – October 28th, 2023]

New Bylaw 7(18), to read as follows:

7. Parking Lots & Roads

(18) Four (4) parking stalls within the Upper Storage Compound will be designated to allow RV and camper parking. Vehicles up to a maximum of 35 feet long are permitted. Any unassigned parking stalls within the Upper Storage Compound & the Storage Area above Lot C (above the Water Treatment Plant), as well as other areas in the Resort that have usually been used for short-term boat trailer storage, will be identified by Council for continued short term parking use. A parking fee of Twenty Dollars (\$20.00) per night applies and parking is limited to a maximum of seven (7) days. Vehicles must register at the Strata Office and unauthorized vehicles may be subjected to a boot lock or may be towed at the owner's expense. There will be no usage of any items in storage at the Resort. This includes but is not limited to activities such as cooking, bathing, sleeping, dumping or flushing of grey water, dumping of septic tanks, or habitation of any kind.

BE IT RESOLVED:

That the owners of La Casa, KAS 2428, by a $\frac{3}{4}$ Vote of the Residential Strata Lots and a $\frac{3}{4}$ of the Non-Residential Strata Lots, approve to repeal and replace the existing bylaw, 7(18), Parking Lots and Roads.

It was:

MOVED by SL 357 / SECONDED by SL 219

To approve Special Resolution #3 as presented.

DEFEATED – 155 In favor / 61 Opposed / 5 Abstention

COMMERCIAL VOTE: S/L 491

In favor.

The Resolution is **Defeated**.

$\frac{3}{4}$ VOTE RESOLUTION #6 – APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWO THOUSAND DOLLARS (\$2,000.00), PLUS APPLICABLE TAXES, TO PURCHASE AND INSTALL CEMENT BLOCKS, POSTS AND SIGNAGE IN ORDER TO IDENTIFY DESIGNATED STORAGE PARKING STALLS IN BOTH THE UPPER AREA OF LOT C AND THE UPPER STORAGE COMPOUND

As Special Resolution #5 did not pass, the motion was not brought forward.

$\frac{3}{4}$ VOTE RESOLUTION #7 – APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWENTY THOUSAND DOLLARS (\$20,000.00), PLUS APPLICABLE TAXES, FOR THE PURCHASE OF THE 2021 FORD RANGER, AT THE EXPIRATION OF THE LEASE IN APRIL 2025

The 2021 Ford Ranger truck is used exclusively by the Strata Operations team and leased by the Strata Corporation. The lease is up in April 2025. The vehicle is used by Operations Management when traveling on business off La Casa and on site for a multiple of chores. Ford Leasing does not have a lease extension option, and to return the vehicle would result in the strata being charged \$3469.00 for excess milage and repairs. To lease a new truck would be approximately \$620/month. Council feels this truck brings value to the resort's vehicle inventory and to purchase the vehicle at the end of the lease makes more sense financially than entering into another long-term lease.

BE IT RESOLVED BY A ¾ VOTE:

That the owners of La Casa, KAS 2428, approve a Contingency Reserve Fund expenditure of up to Twenty Thousand Dollars (\$20,000.00), plus applicable taxes, for the purchase of the 2021 Ford Ranger, at the expiration of the lease in April 2025. Any unused funds will be returned to the Contingency Reserve Fund.

It was:

MOVED by SL 357 / SECONDED by SL 219

To approve Special Resolution #7 as presented.

CARRIED – 206 In favor / 6 Opposed / 0 Abstention

F) ADOPTION OF PREVIOUS ANNUAL AND SPECIAL GENERAL MEETING MINUTES, NOVEMBER 2, 2024

Tabled to the next scheduled general meeting.

G) TERMINATION OF MEETING

The meeting was Terminated at 7:02 pm.

MOVED SL 219

CARRIED

Submitted by:

Pacific Quorum (Okanagan) Properties Inc.

Jenn Piekarczyk, Regional Manager

1979 Bredin Road

Kelowna, BC V1Y 8T2

Tel: (250) 868-3383 / Fax: (250) 861-4586

Direct: 778-721-0202

Email: jennp@pacificquorum.com Website: www.pacificquorum.com

24 Hour Maintenance Emergency #: 877-797-0010

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

Renewal Review

Named Insured:	The Owners of Strata Plan KAS 2428 La Casa
Additional Insured(s):	Pacific Quorum (Okanagan) Properties Inc.
Additional Insured(s):	His Majesty the King in right of the Province of British Columbia, as represented by the Minister of Environment and Climate Change Strategy Park Use Permit Authorization #: 105407 to: FrontCounterBC@gov.bc.ca
Mailing Address:	c/o Pacific Quorum (Okanagan) Properties Inc., 1979 Bredin Road, Kelowna, BC V1Y 8T2
Location Address(es):	6812 Santiago Loop, 6906 Terazona Drive & 6808 Westside Road North, South Fintry, BC V1Z 3R8
Policy Period:	November 1, 2024 to November 1, 2025 12:01 a.m. Standard Time
Loss Payable to:	The Insured or Order in Accordance with the Strata Property Act

Description of Coverage	Deductibles	Amount of Insurance
PROPERTY COVERAGES		
All Property, All Risk	\$25,000	\$51,384,000
Stated Amount Co Insurance, Replacement Cost	Included	Included
Excess Unit Owner Displacement Coverage - Aggregate Limit		\$1,000,000
A. Additional Living Expense Limit per Unit - \$50,000		Included
Uninsured Unit Owner Retention - \$10,000		
B. Contingent Mass Evacuation Limit per Unit - \$5,000		Included
Water Damage	\$50,000	Included
Back up of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	10%	Included
Minimum Deductible:	\$150,000	
Aggregate Limit		\$51,384,000
Flood Damage	\$100,000	Included
Aggregate Limit		\$51,384,000
Key and Lock Replacement	Nil	\$50,000
BLANKET EXTERIOR GLASS	\$ 500	Blanket
COMMERCIAL GENERAL LIABILITY		
Each and Every Occurrence Limit	\$5,000	\$10,000,000
Sub-Contractors Warranty		\$2,000,000
USA Exclusion		
Excluding Cyber/Communicable Disease/Liquor Liability		
MARINA (PIERS, WHARVES & DOCKS)		
Floating Docks – 2008 – Plastic & Breakwater – 2008 – Aqua		\$4,139,600
Park property,	\$25,000	
Each accident, incident or occurrence	\$100,000	
In respect of collapse of property due to weight of ice and/or snow	\$100,000	
In respect of Flood	10% Minimum \$100,000	
In respect of Earthquake		
MARINA OPERATORS LIABILITY , excluding Liability for Aqua Park	\$2,500 Each Accident or occurrence	\$5,000,000

Description of Coverage		Deductibles	Amount of Insurance
CONDO DIRECTORS & OFFICERS LIABILITY			
Primary Policy		Nil	\$20,000,000
ENVIRONMENTAL IMPAIRMENT LIABILITY – CLAIMS MADE			
Aggregate Limit		\$10,000	\$5,000,000
On-site Cleanup Limit			\$500,000
VOLUNTEER ACCIDENT INSURANCE COVERAGE			
Personal Accident Limit - Maximum Benefit - Lesser of \$1,000,000 or 5x Annual Salary			\$1,000,000
Weekly Accident Indemnity - Lesser of \$750 or 75% of Gross Weekly Earnings (52 weeks)		8 day Waiting Period	
Accident Expenses - various up to \$15,000 (see policy wording) Dental Expense - \$5,000			
Program Aggregate Limit			\$10,000,000
(Maximum Benefit - 60 years of age or older - Lesser of \$750,000 or 5x Annual Salary)			
COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION			
Employee Dishonesty / Excess		\$100	\$1,000,000
Broad Form Money & Securities / Excess		\$100	\$60,000
Program Aggregate Limit			\$10,000,000
EQUIPMENT BREAKDOWN			
I	Standard Comprehensive Plus, Replacement Cost	\$5,000	\$51,384,000
II	Consequential Damage, 90% Co-Insurance	\$5,000	\$25,000
III	Extra Expense	24 Hour Waiting Period	\$250,000
IV	Ordinary Payroll – 90 Days	24 Hour Waiting Period	\$100,000
TERRORISM		\$ 500	\$500,000
Premiums and Fees			
		Total Policy Premium	\$203,212
		Total Legal Expense	\$1,000
		<i>Minimum Retained Fee: \$1,000</i>	
		Policy Fee	\$1,250
		<i>Non-refundable</i>	
		TOTAL PAYABLE	\$205,462

October 21, 2024 - E&OE

PROXY APPOINTMENT

Strata Property Act Form A

Please submit your Proxy Appointment to Ashley Currie at Pacific Quorum Okanagan Properties, acurrie@pacificquorum.com, by 12:00pm on Friday, October 31st, 2025.

RE: STRATA LOT # _____ OF STRATA PLAN KAS 2428

I/We, the owner(s) of the strata lot described above, hereby appoint _____ as my/our proxy to vote on my/our behalf at the Annual General Meeting of the Owners of Strata Plan KAS 2428 to be held on **Saturday, November 1st, 2025**.

Based on recent case law we are changing our proxies to conform to our understanding of the strata act and as such the proxy holder is granted full ability to act on the Owners' behalf, including voting how they choose, on existing and amended resolutions. However, at the direction of Council we have included the resolutions and tick boxes so Owner's may indicate how they would like their proxy holder to vote on their behalf (although they are not obliged to do so).

2025/2026 Resolutions	In Favor	Against	At Proxy's Discretion	Abstain
RESOLUTION #1 – MAJORITY VOTE: APPROVAL TO RATIFY THE LA CASA LAKESIDE COTTAGE RESORT RULES DOCUMENT				
RESOLUTION #2 – MAJORITY VOTE: APPROVAL OF THE 2025-2026 PROPOSED OPERATING BUDGET				
RESOLUTION #3 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE DIVISION 1, SECTION 8. MARINA USE				
RESOLUTION #4 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE DIVISION 1, SECTION 9. MARINA ASSIGNMENTS				
RESOLUTION #5 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO FORTY-EIGHT THOUSAND, FIVE HUNDRED DOLLARS (\$48,500.00) FOR THE INSTALLATION OF A HEATED DECK SURROUNDING THE TWO NEW HOT TUBS LOCATED AT THE LOWER POOL FACILITY				
RESOLUTION #6 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO FORTY-FIVE THOUSAND DOLLARS (\$45,000.00) TO REPLACE THE CURRENT UPPER POOL FENCING WITH A FENCE THAT EMCOMPASSES A LARGER POOL AREA FOOTPRINT, PROVIDES A HIGHER LEVEL OF SECURITY AND INCLUDES A NEW FOB AND KEYPAD ACCESS PANEL AT THE ENTRANCE GATE				

2025/2026 Resolutions	In Favor	Against	At Proxy's Discretion	Abstain
RESOLUTION #7 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO EIGHTY-SEVEN THOUSAND, THREE HUNDRED AND SIXTY DOLLARS (\$87,360.00) FOR THE INSTALLATION OF COUNTER LEVER PERMANENT SUNSHADES AT THE UPPER AND LOWER POOL DECKS				
*** If Resolution #7 does not pass, ownership will vote on Resolution #8 ***				
RESOLUTION #8 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO NINETY-FIVE THOUSAND DOLLARS (\$95,000.00) FOR THE INSTALLATION OF INDIVIDUAL PERMANENT SUNSHADES AT THE UPPER AND LOWER POOL DECKS				
RESOLUTION #9 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO FOURTEEN THOUSAND DOLLARS (\$14,000.00) FOR THE INSTALLATION OF ADDITIONAL LIGHTING ON BARCELONA DRIVE EAST, TOLEDO DRIVE AND MADRID WAY GATES				
RESOLUTION #10 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWENTY-ONE THOUSAND DOLLARS (\$21,000.00) TO REPLACE THE REMOVED GAZEBO AT THE TERAZONA VIEWPOINT WITH A NEW GAZEBO				
RESOLUTION #11 – ¾ VOTE: APPROVAL OF A CONTINGENCY RESERVE FUND EXPENDITURE OF UP TO TWELVE THOUSAND DOLLARS (\$12,000.00) TO REPLACE THE REMOVED PERGOLA, LOCATED AT THE MIDDLE AMENITY AREA CLOSE TO THE MINI GOLF, WITH A NEW PERGOLA				
RESOLUTION #12 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE APPENDIX C OF THE A/C GUIDELINES – EXTERIOR COLOURS				
RESOLUTION #13 – ¾ VOTE: APPROVAL TO REPEAL AND REPLACE DIVISION 1, SECTION 7. PARKING LOTS AND ROADS, SUBSECTIONS (17-18) WITH SUBSECTIONS (17-21)				

2025/2026 STRATA COUNCIL ELECTION BALLOT

Please submit your Strata Council Election Ballot to Ashley Currie at Pacific Quorum Okanagan Properties, acurrie@pacificquorum.com, by 12:00pm on Friday, October 31st, 2025.

RE: STRATA LOT # _____ OF STRATA PLAN KAS 2428

Please select **up to** (7) nominees to stand for your 2025/2026 Strata Council.

Name	Lot Number	X = Yes
Adrian Petre		
Anita Warren		
Chris Murphy		
Melissa Watkins		
Nathan Kapler		
Tracie Smith		

The proxy holder may vote at the proxyholder's discretion in the absence of voting instructions or on any resolution amendments or any other business that arises at the meeting.

Owner's Signature

Co-Owner's Signature (if applicable)

Print Name

Print Name

DATED THIS _____ DAY OF _____, 2025.