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President's Report 2014

At our April AGM we received support for the proposed 2014 Maintenance and Special Assessment budgets and projects. In the spring additional new pool furniture was purchased and in the fall most of the perimeter wooden fence was replaced. Minimal costs were incurred on the dock as we continued to wait on the tenure and zoning application process with the Provincial Integrated Land Management and the Town of Osoyoos. The 2014 Maintenance and Special Assessment costs were on budget.

We continue to receive support and compliments on our special assessment funded improvement projects. Looking to the 2015 projects, the suggested allocation of funds is for the dock upgrade. Based on feedback from owners at the last AGM, the Dock Committee, and the Directors, the recommendation is to have all dock improvements funded by the Park rather than a moorage allocation fee paid by a few boat owners.

Our Dock tenure/improvement application with BC Lands has been tentatively approved subject to a number of conditions. The most critical conditions are having a resolution for the 10 year tenure approved at our AGM and having the Town of Osoyoos approve the rezoning from W2 (Private) to W3 (Group/Strata) status. At the time of writing this update, the Town of Osoyoos is still reviewing and processing our request for rezoning. Currently we are working to a May/15/2015 deadline to complete both the tenure and rezoning processes. In anticipation of these approvals, proposed dock rules and associated resolutions have been included in the 2015 AGM agenda for discussion and approval.

Some Owners may have received a 2015 BC Assessment notice for their lot for the first time. I understand that there was a Provincial program to review all Co-Op/Strata properties and obtain a value on the buildings. Any property tax resulting from these new assessments will be paid directly by the Owner of the lot. The Park will receive a Property Assessment and tax for the land and this will be included in your annual Maintenance dues as in previous years.

The Park's long term bookkeeper Carol Dingman moved to the Lower Mainland so Jeri Falk, an experienced bookkeeper, has been hired.

Ray and Cecile gave their notice on the rental suite. A new tenant has been found and he, Malcolm Guscott, will be moving in at the end of March. The suite is being rented furnished for \$1000/month. It is in good working order so we are not anticipating spending much money on it.

Most of the current Board members have been overseeing the Park activities for many years. Their experience and time commitment has been invaluable to the successful operation of the Park. I believe a number of the Directors are considering stepping down this year as well as our long time Treasurer. I also mentioned at the 2014 AGM that I would continue as President for only one more year. Please give serious consideration to volunteering for a 2015 Board position.

Paradise Park **RV RESORT**

Our Volunteers continue to be critical to the success of the Park. Some of the activities this year include; fence installation, pool furniture purchase, garbage gate repairs, recycling bottles/paper, attending to the flower gardens, ongoing park and beach cleanup, pool opening/ closing, Park winterization, social committee events

Looking forward to another fun summer
Hope to see you at the AGM in April.

Respectfully submitted
Randy North