



WASA LAKE LAND IMPROVEMENT DISTRICT

**AGENDA FOR TRUSTEES**

For Meeting after AGM, November 15<sup>th</sup>, 2023

WLLID OFFICE

Topic	Notes	Action
<b>Call to Order</b>	Sharon called meeting to order at 7:58 pm	
<b>In Attendance</b>	Sharon, Phil, Nowell, Larry, Darren (via phone)	Quorum is 3
<b>Election of Chair</b>	Sharon nominated Nowell for the Chair position, Phil seconded, all in favour	New Chair carry meeting forward
<b>Adoption of Agenda</b>	Move that agenda be adopted by Sharon Seconded by Phill All in favour	October minutes approved, moved by Sharon, seconded by Phil all in favour
<b>Introduction of Late Items</b>	Motion to change signers at Stellar Vista	Remove Tom Braumandl Add Phil Godsave and Larry Gould Motion by Phil, seconded by Sharon, all in favour
<b>Business Arising from the minutes and unfinished business;</b>		
<b>1. Trustee Volunteer time</b>	Total to October 2023	Sharon – 107 Nowell – 129 Tom - 12 Darren – 10 Phil – new 3 Larry – new 3
<b>2. Correspondence</b>	Have resident concerns RE: milfoil been addressed? Email from resident expressing concerns RE: apparent water flow into Wasa Lake Email from resident expressing concerns RE: foreshore damage on several water front properties Copies of emailed concerns attached.	All the correspondence was reviewed. Nowell addressed the resident’s concerns regarding the milfoil – which was actually algae – in an email. Nowell will address the resident’s additional concerns regarding runoff. Nowell will address the resident’s concerns regarding the foreshore situation - WLLID will be doing further studies into foreshore concerns Darren - Foreshore controversy – because it impacts water quality? How are changes impacting the water quality? Additional sand heating up the water? Or the lower water levels heating the water? Foreshore is crown land – cannot be changed. We can’t control the change but we should control the effect.

		<p>Larry – WLLID mandate is for quality/quantity of water – how do foreshore concerns factor into this mandate?</p> <p>Sharon - The Water Act lays out foreshore governance. The foreshore from average high water mark to lake have alterations restricted to permitted work only.</p> <p>Nowell stated this and other concerns will be addressed as this new board moves forward.</p>
	Additional concerns	<p>Sharon pointed out the septic files in the office are labeled according to land owner name, but should be re-labeled to a parcel identifier, since ownership changes.</p> <p>Also noted: past reports should be scanned to pdf so they can be accessed online.</p>
<b>3. Land Title Transfers</b>	<p>-Joint tenant request: 6445 Wasa Lake Park Dr.</p> <p>-Creation of 3 lots from RDEK</p> <p>-Sold 4930 Briarwood Cres</p> <p>-Purchase of a lot from RDEK</p>	
<p><b>4a. Financials:</b></p> <p><b>Capital Works = 8,208.79</b></p> <p><b>.5%</b></p> <p><b>Contingency = 10,275.22</b></p> <p><b>1.55%</b></p> <p><b>12 Mon Bond = 26,491.58</b></p> <p><b>3.85%</b></p> <p><b>Bank balance = 24,406.65</b></p>	As of November 14th	New GIC agreement was signed off at the bank by Sharon and Lori.
<b>4b. Accounts Payable</b>	<p>Invoice from BCLSS membership</p> <p>Lori's invoice which includes Weebly &amp; Sage renewals</p>	<p>\$50</p> <p>\$1,535.18</p> <p>Move to pay invoices by Phil, seconded by Sharon all in favour</p>
<b>5. Communication</b>	Article for December Buzz	Lori will put in a Merry Christmas from WLLID notification
<b>6. Date of Next Meeting</b>	January 10 <sup>th</sup> 7 pm	
<b>Adjournment</b>	Move to adjourn by Darren, seconded by Phil	

**Concern 1:**

“Please be advised that there is a terrible milfoil problem at the top end of my dock at the above mentioned property that needs immediate attention. Please advise.”

“Hello;

The milfoil you are seeing in the lake is indigenous to the lake and is necessary for the health of the lake and its inhabitants (fish, etc.). So, nothing to be concerned about. You are likely more aware of it due to the extremely low water levels.

The milfoil we need to be concerned about is the Eurasian milfoil. To put your mind at rest, one of our Trustees will stop by in the next few days to take a look.”

“Hello Nowell,

Thank you for your submission. Based on the information you have submitted your observation appears to be localized non-toxic filamentous green algae. While these may be unpleasant to look at, the growths can be common and have been noted in Wasa Lake previously, and are not dangerous to humans or animals. These are naturally occurring algae that can grow in abundance as a result of favourable localized conditions (e.g. groundwater seepage etc.). For more information on types of algae and what causes them, please visit our [AlgaeWatchwebsite](#).”

**Concern 2:**

“Last week I was walking home along the shoreline from Main Beach towards Horseshoe Bay. There are two wet spots on the shore between Main and Horseshoe beaches, one on either side of the small point that juts into the lake. It would be ideal if a water sample could be taken from this drainage to identify the source of the water. If it's pure water from a natural spring that is wonderful. Effluent seepage is quite another thing and needs to be identified and rectified.”

“I have checked with the Trustees and it appears what you saw is an underground water course coming down there. Recent snow made it hard to inspect, but if you are able to get any pics, that will help.

Please note that all e. coli testing results from this past summer for both Main Beach and Horseshoe were all very low and within government guidelines for public beaches.

If you have any other questions, please let us know. And forward pics if you can 😊”

“I agree that it is an underground water course, the question remains is this a safe water course. A hand held portable drill and a 2 ft drill bit will drill a hole for a water sample to be taken for analysis. The results of this test will clarify if additional testing or investigation work is required. I can take some pictures but they would not provide any proof

Thank you for providing the WLLID water sample testing mandate and this year's results. WLLID testing program is conducted with higher water levels than we have during the winter; more water more dilution.

My concern is the BC Parks Sewage Dump Station, which is in close proximity and uphill (North) of this water course. The cyclical nature of this facility means the station's capacity is highest when Wasa Lake water level is at its lowest or receding.

Drilling a couple of holes seems like a reasonable protective measure.”

**Concern 3:**

“Dear Trustees,

I was out for a walk around the foreshore of Wasa Lake recently and I was saddened and angered by what I saw. It appears that some, if not all, of the trustees that have waterfront properties have destroyed all or most of the foreshore vegetation in front of their properties with some of the disturbance happening relatively recently. WLLID is charged with maintaining water quality in the lake. I would have hoped that the trustees would provide examples to the community of how to treat the lake. Instead they have created biological deserts on our (all British Columbian's) waterfront. In addition to removing important parts of the lake ecosystem that provide aquatic habitat, they have removed anchoring root systems and have accelerated erosion into the lake. This can create turbidity which can raise the temperature of the lake. Additionally the lawns that come right up to the waterfront look as if they may well be fertilized and herbicides. Rising lake temperatures and elevated nutrient levels can lead to algae growth. We have seen two algal blooms this year. I would be interested to see the permits that the lakeshore trustees have obtained from the province in order to alter the foreshore so dramatically. Failing this I would ask that they resign or commit to rehabilitating the foreshore in front of their properties and write an article in the Buzz and WLLID newsletter acknowledging that these past actions are detrimental to the water quality and need to be rehabilitated.

I would also point the trustees to the furrows in the lake sediment on the sand bars separating the main lake from the north end and the main lake into Ida's Bay. Additionally, furrows in aquatic vegetation exposing lake sediments can be seen in many locations of the lake. These furrows are caused by motor boats. This disruption of the lake bottom is clearly detrimental to water quality.

If WLLID is not able to foster responsible maintenance of water quality then perhaps it is time for another agency to take on this important function.

I look forward to WLLID taking steps to fulfill their mandate.”