



WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES

For Meeting, April 3rd, 2024

WLLID OFFICE

Topic	Notes	Action
Call to Order	Nowell called meeting to order at 6:56 pm	
In Attendance	Nowell Berg, Phil Godsave, Darren Plested by phone, Sharon Prinz by phone, Lori	Quorum is 3
Addition of Late Items	Resignation of Larry Gould as Trustee?	Nothing official at this time. Nowell has contacted him, Phil will follow up to get something in writing. Thoughts on a replacement? Nowell will reach out to a few people.
Adoption of Agenda	Move that agenda be adopted	Motion by Phil, seconded Darren, all in favour, carried
Adoption of Minutes	Adopt minutes of February 7 th 2024	Motion by Phil, seconded Darren, all in favour, carried
Business Arising from the minutes and unfinished business;		
1. Trustee Volunteer time	Total to March 31, 2024	Sharon – 8 Nowell – 2 Darren – 4 Phil – 4
2. Correspondence	Becky email regarding ecoli testing, she offered to do a roadside clean up. Did that happen?	Reach out to Interior Health by end of May regarding ecoli testing.
3. Plans for New Year	Board Development Workshop date April 20th Review examples of decision matrix Present swag options	6542 larch road 2:30 p.m. Please review matrix examples before the 20th Lori will ask Imprint for a mockup of logo on bag colours & phone bags, Will also ask about a Qr code linking to our website.
4. Water Reports	Projects?	Equipment is back from Hoskins, Nowell will check on observation well, tour culverts, check gauge, etc. Lorraine & Jan will help with water testing again this year, Becky is all set to resume Ecoli testing. Darren’s dad may help with water testing. Nowell needs a dock to launch boat, since there is no water at his shore til June.

		Our snowpack is 81% of normal at Floe lake
5. Land Title Transfers	6298 BALSAM becomes joint tenants Lot 1 CAMERON POND sold 6404 PONDEROSA becomes joint tenants 6311 WASA LAKE PARK sold	Reviewed by Board members
6a. Financials: Capital Works = \$8,225.85 .5% Contingency = \$10,341.49 1.55% 12 Mon Redeemable Bond = \$26,491.58 3.85% Bank balance = \$21,618.87	As of April 2nd, 2024	
6b. Accounts Receivable	Overdue taxes total \$1,856.35	Work will start on invoices/statements. Stamps need to be purchased before the price goes up the first of May Phil motioned to buy up to \$500 in stamps, Darren seconded, all in favour, carried. New cheques will be ordered.
6c. Accounts Payable	Lori's invoice which includes Weebly subscription March / April & Walmart receipt for labels \$785.92 Kootenay Computers quarterly \$70.56 Hoskins equipment repair \$1,965.05 Tony Lepore accountant \$1,260.00	Move to pay invoices Motion by Phil, seconded Darren, all in favour carried
7. Communication	Article for May Buzz	Nowell will do something along the lines of spring yard clean up to troubleshoot possible contaminants. Darren was wondering if we should speak to our stand on subdivisions. Nowell would like to hold off on a public statement. But WLLID should push RDEK for studies for impact on water quality and quantity. Need a broader understanding of our resources before making decisions. Phil would like to address the issue openly – the more we can show the community our support for keeping our standards, the better. It was suggested a video of what we do, where and when could be put on the website to inform community of our efforts to uphold our mandate.
8. New business	RDEK email about Bylaws 3300 & 3301 - 2-lot subdivision at Wasa	Pickle Pond feedback regarding 2 lot subdivision, modular will make 3 total. Sharon doesn't have any concerns. Phil has no concerns as long as it

		<p>does not impact water quality or produce effluent that impacts our aquifer. They need to make the requirements set by Interior Health. We need to send a general letter stating we want to make sure the subdivision does not impact water quality. Darren was wondering who is responsible for doing appropriate studies to measure the ecological and environmental impact? Studies that should take place before any building is approved on any new lots. RDEK? Nowell stated the RDEK would commission it out. There should be an environmental association to oversee ongoing development. Sharon stated the septic installer is also the inspector, it is no longer Interior Health. Sharon spoke to lot size restrictions as laid out by the Province, referenced by Mike Adams from Interior Health. The Provincial standard is 1 hectare size minimum (2.5 acres) lots because of water availability and septic size, (impact on surrounding water quality) to avoid contamination.</p> <p>When it goes to public meeting ask what Interior Health requires. Who will monitor initial lots for impact on surrounding wells, etc. RDEK?</p> <p>It was pointed out the lake is part of the aquifer - Phil is concerned we will step beyond the boundaries of WLLID.</p> <p>Best Practices document was emailed to rest of Trustees.</p> <p>Phil motioned a general letter put forth that the subdivision have proper assessments and studies be done and we have a chance to review them before any building begins. Establish a standard expected by WLLID.</p> <p>Nowell had to buy a new battery charger – will provide receipt.</p>
9. Date of Next Meeting	May 8 th at 7 pm	
Adjournment	Move to adjourn	Motioned by Darren, seconded Phil, all in favour carried