



WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES FOR TRUSTEES

For Meeting, August 14th, 2024

WLLID OFFICE

Topic	Notes	Action
Call to Order	Nowell called meeting to order at 7:07 pm	
In Attendance	Nowell, Phil, Darren (via phone), Lori, Penny Flegel	Quorum is 3
Addition of Late Items		
Adoption of Agenda	Move that agenda be adopted	Phil moved, Darren seconded, all in favour, carried
Adoption of Minutes	Adopt minutes of July 10 th 2024	postpone
Business Arising from the minutes and unfinished business;		
1. Presentation		
2. Trustee Volunteer time	Total to July 31, 2024	Sharon – 3 Nowell – 52.5 Darren – 3 Phil – 48
2. Correspondence	Email with suggestions RE: hydrology & water usage in response to newsletter Email with questions about the Cameron Pond culvert that the boards were removed off of – forwarded to Nowell Email RE: impact on lake from boating Email RE: Windermere study	Lori will respond – request contact info Boards back on culvert. We will review the report. Darren believes the study focused on safety, not so much on water quality/quantity? Water study was not that extensive - study appeared to be written with an agenda
3. Water Testing Plans		Aug 5 - 15 bottles take from the center of lake for large study 20 email sign-ups for newsletter – Saturday mornings going great.
4. Water Reports		Cameron Pond experiment – Phil working on it, but a lot of unknowns. Phil believes we can draw water from Cameron Pond to Lake, dependent on Lewis Creek flow. Water dissipates between culvert and lake by mid-July, so no noticeable difference in lake level. There appears to be a natural flow from pond to lake.

		<p>Do we open back up in spring to catch freshet? Open bottom boards instead of top boards? Monitor water flow so no flooding in neighbouring properties. Should boards even be there? Place a flap gate instead of boards? Origin of boards needs to be confirmed to make sure we are not acting illegally. Who controls the current flap gate? The whole process needs more study. Do we want the additional liability and responsibility of another flap gate? Aquifer study in 2002 by BC government (delta bc), 15 years of data. Check with BC Front Counter? Aquifer 540? Darren – are there trends or concerns? Phil – do we need a hydrologist to interpret data?</p>
5. Land Title Transfers	None transpired	
6a. Financials: Capital Works = \$8,239.57 .5% Contingency = \$10,395.02 1.55% 12 Mon Redeemable Bond = \$26,491.58 3.85% Bank balance = \$30,723.20	As of August 14 th , 2024	
6b. Accounts Receivable	Results of door-to-door reminders? \$1,511.13 in serious arrears \$2,697.37 current due Total overdue \$4,208.50 Penalty invoices sent out	Not done yet.
6c. Accounts Payable	Lori’s invoice (which includes Weebly subscription \$24.64, envelopes \$33.04, stamps \$53.45) \$695.38 The Water Guy \$1,935.55 HUB Insurance \$1,547.00	Phil moved to pay invoices, Darren seconded, all in favour, carried
7. Communication		Nowell working on Buzz article
8. New business	Results of July 30 th RDEK zoom mtg? Set date for AGM	Plan was rejected, resulting in 9 lots being approved minimum 1 hectare (2.5 acres). Covenants remain in place. Article on noise (in EKnow) on Wasa Lake – no documentation to back up facts. Where did the numbers come from? Where is the study? Noise comes under the Ministry of Transport. Potential for late October
9. Date of Next Meeting	September 11 th at 7 pm	
Adjournment	Move to adjourn	Darren moved, Phil seconded, all in favour, carried

