



WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES FOR TRUSTEES

For Meeting, September 11th, 2024

WLLID OFFICE

Topic	Notes	Action
Call to Order	Nowell called meeting to order at pm	
In Attendance	Nowell Berg, Sharon Prinz, Lori Vandette, Tom & Jocelyn Braumandl, Jan Barbeau, Penny Flegel	Quorum is 3 No quorum
Addition of Late Items		
Adoption of Agenda	Move that agenda be adopted	
Adoption of Minutes	Adopt minutes of July 10 th and August 14 th 2024	
Business Arising from the minutes and unfinished business;		
1. Presentation		
2. Trustee Volunteer time	Total to August 31, 2024	Sharon – Nowell – Darren – Phil –
2. Correspondence		
3. Water Testing Plans		
4. Water Reports		
5. Land Title Transfers	None transpired	
6a. Financials: Capital Works = \$8,243.06 .5% Contingency = \$10,408.67 1.55% 12 Mon Redeemable Bond = \$26,491.58 3.85% Bank balance = \$27,483.15	As of September 11 th , 2024	
6b. Accounts Receivable	Still outstanding: \$3,090.58	
6c. Accounts Payable	Lori’s invoice (which includes Weebly subscription \$25.25) \$652.25 Accountant \$2,100	Move to pay invoices
7. Communication		
8. New business	Zoom mtg on blue/green algae Sept. 12 th .	Tom raised concerns with Wasa water quality (Windermere perhaps a good example to follow). Suggested Tom approach Windermere on steps we

	<p>BCLSS 3-Day Lake Ecology and Monitoring Training and Certification Course Decision to switch from Sage to Quickbooks</p> <p>Set date for AGM</p>	<p>could take. Sharon asked how much of the report could be adapted to Wasa? Don't need to repeat those tests. Nowell, we need to hire a professional to evaluate the data we have, what it means, reference Windermere info. What conclusions could be drawn? Jocelyn – get someone involved in the Windermere report to do a talk at one of our meetings? Nowell – a full spectrum analysis is being done on the lake. Results not in yet. Sharon – getting wells registered and counting septic in order to do a proper aquifer study. Some septic not up to code. Interior health should have the reports, but some of the reports are mislabeled. Not before Oct. 28 - AGM set for the 30th. Check with Phil and Darren on date.</p>
<p>9. Date of Next Meeting immediately after the AGM</p>	<p>at 7 pm</p>	
<p>Adjournment</p>	<p>Move to adjourn</p>	

WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES FOR TRUSTEES

For Meeting, September 18th, 2024

WLLID OFFICE

Topic	Notes	Action
Call to Order	Nowell called meeting to order at 7 pm	
In Attendance	Nowell Berg, Sharon Prinz, Phil Godsave, Lori Vandette, Linda Lee	Quorum is 3
Addition of Late Items		
Adoption of Agenda	Move that agenda be adopted	Sharon moved, Phil seconded, all in favour, carried
Adoption of Minutes	Adopt minutes of July 10 th and August 14 th 2024	July 10 th – Sharon moved, Phil seconded, all in favour, carried. Aug 14 th – Phil moved, Darren seconded, all in favour, carried.
Business Arising from the minutes and unfinished business;		
3. Presentation		
4. Trustee Volunteer time	Total to August 31, 2024	Sharon – 4 Nowell – 39 Darren – 4 Phil – 5
2. Correspondence		Vieire – crayfish found in Ida’s cove by a resident. Invasive, has been found in Moyie ... No way to eradicate it. Waiting on more information. We will monitor.
3. Water Testing Plans		Sept 4 last ecoli testing – fairly normal Dissolved oxygen test done on the 19 th and one more will be done before winter Test results of water testing - last done in 2020. No cyanobacteria testing done in 2024 – anything less than 50 ok. Upwards of 200+ is a concern. Something that needs to be watched closely. Need to run a comparison with this year’s report. Phil will do up a comparison report. Shore based testing done by Interior Health – Phil believes more reliable than Water Guy. Need more public education on impacts on the water quality.
4. Water Reports		Nowell slower decline in lake level this year than past years – in part due to excess water back up from Libby dam? Need to check Ft Steele data in comparison. 2 new clean drain dry signs – replace one on Spruce, not sure where second one should go.

		Sharon concerned about clumps of algae showing up all over the lake. What kind of container should be used to send in for testing. Phil suggests checking with testing company. Nowell will forward BC algae watch link to Sharon.
5. Land Title Transfers	Sale of 6749 Cameron Pond Road	
6a. Financials: Capital Works = \$8,243.06 .5% Contingency = \$10,408.67 1.55% 12 Mon Redeemable Bond = \$26,491.58 3.85% Bank balance = \$27,483.15	As of September 11 th , 2024	Check to see if anything coming due for renewal. Update: notice received in the mail – forwarded to the trustees.
6b. Accounts Receivable	Still outstanding: \$3,090.58	Sharon moves to give names to BC Tax so letters can go out regarding tax sales. Phil second, all in favour, carried. Anything overdue for three year +
6c. Accounts Payable	Lori’s invoice (which includes Weebly subscription \$25.25) \$809.00 Accountant \$2,100	Sharon move to pay invoices, Phil seconded, all in favour, carried.
7. Communication		Nowell will submit an article in for Buzz and ad for AGM
8. New business	BCLSS 3-Day Lake Ecology and Monitoring Training and Certification Course Decision to switch from Sage to Quickbooks AGM set for October 30 th Linda Lee asked to speak at the Board meeting	In Williams Lake, so no one from WLLID will be going. Phil - Any difficulty in switching from Sage to Quickbooks? Research Sage due date, Nowell will talk to Toni Lepore. Phil move to set AGM date, Darren seconded, all in favour, carried. Questions: last several years quality of lake water deteriorated – weeds tangling legs, turbidity, strange foul odor at times. What is causing this? Nowell – weeds where? Horseshoe beach – Phil – seems to be more, lower lake = more sunlight = more growth. Nothing can be done. Turbidity tests – clear in the morning before boats activity – tendency to settle at night. Over the years boats have gotten bigger, more powerful, leading to a shore erosion issue. Sandbars have always been an issue – historically dug out but that is illegal now. Sharon – people have dumped sand on beaches that washes away. Nowell – odour from boats stirring up the lake bottom, dead vegetation/fish, etc. sulphur, etc.

		<p>Phil – no flow in and out from an above ground creek. All underground water source.</p> <p>Question – minutes from July – boards pulled from culvert. Impact on slough, etc. Did we contact the Nature Conservancy before doing this?</p> <p>Phil checked with front counter – Nature Conservancy has no water rights to area. Culvert could redirect water into Wasa lake – inconclusive, but unlikely lake will stay high after July heat wave. Lewis creek (Wolf Creek as well, but diverted) used to flow into Wasa Lake? Diverted to Cameron Pond.</p> <p>Railway trestle had a culvert allowing water to flow from Cameron Pond into Wasa. Culvert isn't supposed to exist.</p> <p>Phil – mitigate floods, fresher water into lake, researching our options. Any change will cost money.</p> <p>Sharon – culvert is outside of our boundaries. No original paperwork – but must be paperwork on it to change it. Talk to the water board, not BC front counter.</p> <p>Darren – means water can't be blocked so boards put up should be removed. But still not in our boundaries and the water board needs to be consulted.</p> <p>Phil – trying to come to a solution without causing long term issues.</p> <p>Question – won't any excess water from Cameron Pond ultimately end up in the Kootenay River and not make any difference in lake levels?</p> <p>Something to be researched.</p> <p>Sharon – don't go any lower than the culvert level 771 – we have to avoid a fish kill. And keep the level up for the water fowl in the slough for nesting.</p> <p>Sharon – lake windermere report. Not everyone has had a chance to review it. This could be Wasa. Same report should be done by WLLID, using data we already have.</p> <p>Nowell – don't duplicate, but what don't we do that we should start doing so we have the data for a similar report.</p> <p>Sharon – contacted Lake Windermere study group to ask where are they planning on taking this information? Waiting for a response to her calls.</p>
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9. Date of Next Meeting and immediately after the AGM	October 16 at 7 pm	
Adjournment	Move to adjourn	Motion to move into a private session – Darren Moved, seconded, all in favour, carried.