



WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES FOR TRUSTEES

Board meeting November 13th, 2024

WLLID OFFICE

Topic	Notes	Action
Call to Order	Nowell called meeting to order at 7 pm	
In Attendance	Nowell Berg, Phil Godsave, Luke Anderson, Jan Barbeau, Lori Vandette	Quorum is 3
Adoption of Agenda		Phil moved that agenda be adopted , Jan seconded, all in favour, carried
Approval of Minutes		Jan moved that October 30 th minutes be approved, Luke seconded, all in favour, carried
Introduction of Late Items		
Business Arising from the minutes and unfinished business;		
1. Petitions & delegations – requests to address the Board		
2. Trustee Volunteer time	Total from Oct 30 to Nov 13, 2024	Nowell – 12 Phil – 3 Jan – 2 Shauna – 0 Luke - 1
3. Correspondence	One property sent to Ministry for tax sale has paid account. Decision needs to be made RE: Quickbooks vs Sage	Concern w/ Lepore not wanting to use Quickbooks. Nowell checking with other accounting firms whether there’s an issue with QB over Sage? Phil moved the internal accounting program QB desktop pro become our new software, Jan seconded, all in favour, carried.
Reports		
4. Bylaws		
5. Resolutions		
6. New Business		Lori will do up a budget form for 2025 and send out to the trustees Nowell and Phil signed the AGM minutes for submission to the Ministry
7. Land Title Transfers	none	
8a. Financials: Capital Works = 8,249.93 .5%	Motion to change signers at Stellar Vista As of November 13, 2024	Phil moved to change the signers at Stellar Vista, Jan seconded, all in favour, carried

<p>Contingency = 10,435.57 1.55% 12 Month Bond = 27,512.12 3.25% Bank balance = 25,497.96</p>		
<p>8b. Accounts Payable</p>	<p>Lori's invoice (\$840.75) and reimbursements which include Weebly renewals & Sharon's gift certificate (\$150.32) Total of \$991.07 BCLSS membership will be due soon - \$50</p>	<p>Phil moved to pay the invoice, Jan seconded, all in favour, carried Lori will look into changing the trustee login password. Lori will pick up a \$25 GC for gas station for Darren.</p>
<p>Water Plan</p>		<p>Nowell proposes a 3-4 hour Board development workshop in February to build on what was discussed at the 2024 workshop. Possibly February 8th. It would be a valuable learning resource. Utilize Brian Woodward again. Take place at Phil's place again. Phil suggested the summary of last years workshop be circulated to the new Board members to prep them for the next one. Nowell will see to that. Nowell suggested doing an improvement district barbeque and town hall meeting at some point through the summer. Have Lake Windermere ambassadors do a presentation. Nowell would like to do another aerial to compare data with the last one. Phil hoping we can still do regular drone pictures. We would like to have the existing data analyzed and digitized. Is our COTR contact still available? Some discussion regarding water testing, to familiarize the new Trustees about what kind of testing is done and when. The processes used to make sure our water quality is monitored properly. There was some concern over the discrepancy in the ecoli numbers from our testing and the Caro results – due to improper storage? In future we could circumvent the middle man and send our samples to Caro Lab directly. Jan suggested we carry on with the Saturday breakfast demonstrations, Luke supports more community outreach. Nowell will be attending the Lake Windermere webinar Nov 21st Monitoring septic fields; take testing between septic fields and the lake to see if anything is seeping through.</p>

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		Dirk deGeus offered to help w water testing and suggested a lake bottom clean up. What does that mean? Check the shallow areas for 'litter' and clean it up. Late April typically the lowest level in the lake, best time to do the clean up. Phil suggests we take up the shoreline clean up again 2025
9. Communication	Article for December Buzz	Nowell will submit
10. Date of Next Meeting	January 8, 2025	
Adjournment	Move to adjourn	Phil moved to adjourn, Luke seconded, all in favour, carried