

WASA LAKE LAND IMPROVEMENT DISTRICT
Box 133, Wasa, B.C. VOB 2K0

**Minutes of the
ANNUAL GENERAL MEETING
APRIL 27, 2011 – 7:00 PM
WASA COMMUNITY HALL**

Attendance 77 persons: 58 Wasa residents, 9 Kimberley/Cranbrook seasonal residents, 3 Alberta seasonal residents, 1 guest, 5 Trustees and 1 Secretary.

Attending Trustees were Wilma Croisdale, Chairperson; Susanne Ashmore, Trustee; Kathy Miles-Boue, Trustee; Sharon Prinz, Trustee; Marite Askey, Trustee.

Handouts available: Meeting Agenda, 2010 Financial Statements, Minutes of 2010 AGM

Recorder: Danella MacIntyre, Secretary/Treasurer

1. 1. Call to Order

The Chairperson, Wilma Croisdale, called the meeting to Order at 7:05 pm and introduced the Board of Trustees and the Secretary/Treasurer.

2. Minutes of the 2010 AGM (7:07 – 7:10)

The minutes of the 2010 AGM, held on March 31, 2010 were available at the door for everyone. Wilma turned the meeting over to the Secretary/Treasurer Danella MacIntyre. Danella asked if everyone had a chance to review the minutes and if there were any errors or omissions. Naomi Miller moved to adopt the minutes as circulated. Laurie Kay seconded the motion. Minutes adopted as circulated.

3. Financial Report (7:10 – 7:20)

Danella asked if everyone got a copy of the Financial Statements from the front table. Danella had prepared a detailed explanation of the revenue and expenses that was included with the Financial Statements and opened it up to floor for questions. Jim King asked what had happened to the GIC that showed in the 2009 Financial Statements. Danella explained that it had been transferred into the operating account at the end of the summer because funds were needed in the operating account. Jim was not happy with the explanation because it did not show in the Financial Statements. Danella assured him that the money was transferred into the operating account and had the appropriate paperwork showing the transfer. Jim asked if there was a budget done and wanted a copy of it. Danella asked if there were any other questions. Jim Croisdale pointed out that these statements were not audited and made a motion that the Financial Statements not be accepted as presented and that they be sent for an audit, seconded by Gail McDonald. There were 22 in favour of doing an audit and 10 opposed.

Wilma turned the meeting over to Sharon Prinz to do the first report.

4. **4. Reports**

(7:21 – 8:20)

A. A. Lake and River Levels Report – Sharon Prinz

Sharon announced that Pete Pelletier, who had been monitoring the lake and river levels and preparing the report for a number of years, was not able to continue to do it this summer. There was a handout on the table showing the lake and river levels for the summer of 2010. The measuring is done from May until the end of August. We are looking into getting an electronic measuring device for the river but the costs at the moment are a little high and we will be looking for some funding for this project. In the meantime, Sharon asked if there were any volunteers to help with this project it would be appreciated. No one responded. She also stated there was a plan to install a new measuring gauge in the lake in front of the Kay property. However, because of the amount of time to go through the permit process it was too late to do it this year. The permit is now in place and the measuring gauge will be installed next winter when the ice is on the lake.

A. B. SHIM Report and Algae Growth Information – Marite Askey

In 2006 the East Kootenay Integrated Management Partnership was formed in response to concerns about lake and foreshore development, its effects on the lake and communities, fish and wildlife and all the various values that we share for our particular lake. The Lake Management Plan, which we are working toward is to a lake what a community plan is to a community. A community plan has bylaws that tell you what you can and cannot do on your private property and the Lake Management Plan is just that for the lake. The Foreshore Inventory Plan, which was the first stage, looked at the foreshore, its alterations and its impact. The idea is to gather information to be able to say what it is that we have in this lake – vegetation, fish and wildlife, so that the decision makers have a richer resource on which to decide what is appropriate and what is not. Foreshore is not private property, it belongs to the Crown, therefore anything to do with the foreshore needs a permit. The second stage was the Sensitive Habitat Inventory Mapping which talks about the fish and wildlife around the lake. When we change the habitat around the lake it changes many functions, therefore that is the kind of information that goes into a Lake Management Plan. The BC Lake Stewardship Society did a background check a few years ago and they said the status of the lake was pretty stable in terms of nitrogen and phosphorus. Last year Marite and her husband were out and found some algae on the lake and she brought along a sample to the meeting and some photos. This algae is non-toxic but it is an indicator that something is changing in the lake. The Board will want to examine a way to step up our educational program like maintaining septic systems, fertilizers, insecticides, soaps, phosphates, etc. which we already do at the pancake breakfast and the BBQ to keep people informed. The quality of the lake depends on what we do around it. That is really what the SHIM report is about. The WLLID over the last few years spent about \$50,000 of

grant money, some tax money, in kind money from government agencies and others to produce this basic information on which we all depend. Not only the decision makers, but our quality of life all depends on the health of the lake. That is what we are here for and that is what we are trying to do. Question from the audience – where was the sample found? Marite said it was in the bay behind where Marite lives. She also found some patches at the very south end. Question from the audience – is there any fresh water that goes in to the lake? Marite explained that it is a kettle lake which means it does not have any in takes or out flows. Question about the flap gates – Sharon answered this question. The flood mitigation gates were put in a number of years ago to help stop the high flooding areas around the lake. She stated that the flood mitigation gate at Hansen channel was propped open and a couple of our residents helped with this gate to get it unplugged and shut. In periods in very high rapid melt the water level of the river will come up very fast and the flap gate at Hansen channel needs to shut to divert the rapid rise downstream and filters back through the sloughs. As Marite said this is a kettle lake and it fills from filtered water through the ground. Prior to the installation of the gates we had a lot of flooding. We don't end up with as much flooding now that we used to. The lake level is dependent on the river level. When the river comes up the lake will come up. There is another flap gate at Thunderhoof Ranch and one behind Dick Davis' place. The intention is that the sloughs will get a higher flood than Wasa Lake.

A. C. Lake Testing Program 2010 – Laurie Kay

Laurie said he has been doing this for 6 or 7 years now. He just provides measured evidence of the quality of the lake water in terms of clarity and oxygen content and looks for other visible changes. The lake depth depending on the time of year averages around 46 feet at the deepest part of the lake. The clarity is measured with a secci disk and he tests the temperature one metre from the top and one metre from the bottom. We use a piece of equipment which costs about \$3,000 at no cost to the WLLID. We are really lucky to have this piece of equipment on loan to us. The data is recorded and sent to the BC Lake Stewardship Society. We used to have the data analyzed but the funding for that has been cut. We have not had any urgent calls to date. As far as Laurie knows the lake is healthy. He has seen a huge increase in sand that has washed down to the north end of the lake. He has also seen an increase in plant life in the lake and last year the lake was the lowest he has ever seen it. Laurie's printed report was on the table. If anyone is interested in accompanying him they are welcome. Question from the audience – with regard to increased plant life and sand bars - is there any long range planning to look after that. Laurie said he cannot answer that. Question from the audience re the lowest level ever – Laurie said it was just an observation based on the amount of foreshore showing. Comment from the floor that we are talking in terms of feet not inches based on Pete Pelletier's measuring stick. Naomi Miller asked if any of his tests show gasoline or oil on the lake because occasionally when she has been

swimming she has tasted gas. Laurie said his tests don't indicate that, but he is aware of it too.

A. D. Summer Works Program Initiative – Kathy Miles Boue

Last year, for the first time, we participated in a summer works program. In March we heard of an opportunity to hire a student for the summer. The grant was provided by Service Canada department of the government of BC. This grant was done in conjunction with the local Wasa and District Lions Club. We were advised by Service Canada that if the grant was applied for by the Wasa Lions, as a service organization, the Lions would receive \$8.00 per hour towards the wages. If the Land Improvement applied alone they would receive only \$4.00 per hour. It was acceptable by Service Canada that both organizations share the application and the student, so it was a great deal for both organizations. Notice that we would receive the grant was received on a Thursday in late June and the government asked that the student start date be the Monday immediately following. This placed us in a bit of a time crunch, but fortunately we had a university student who had previously expressed an interest in working locally, and after an interview with both a Trustee of the WLLID and a Lions member we hired Marisa Jiminez. During the summer Marisa organized a one day weed pull, put together a Jr. Naturalist program which both parents and children loved, assisted the WLLID with the summer BBQ, helped with our filing system, and worked on copying septic field information in preparation for an updated community plan. She also worked at the WLLID booth at the pancake breakfasts on Saturday. She assisted the Lions by organizing the inventory in the Lions' storage room. Both the WLLID and the Wasa and District Lions were proud to be part of the summer works program for 2010 and we hope to participate in the program again this summer. The grant application was made by the lions in March this year and notice should go out the first week in May as to whether or not the application was successful. Question from the audience – how does one apply for the position? Kathy said we would like to post the position in the Tri-Village Buzz and/or on the poster board to see what kind of response we get and hope we don't have the same time crunch this year as last year.

A. E. BC Water Act Modernization – Susanne Ashmore

The BC Government is updating a century old Water Act. The last time they visited it was 1909. The BC Water Act affects things like water licenses on creeks, permits for work on creeks or lakes; ground water, surface water and a lot of other water issues. It has been a huge undertaking by the BC government. BC drastically lags behind many provinces and states in updating these issues of water. If you are interested in learning more about it is on a web site called "Living Water Smart". What they did ask is that the Improvement District make comments. We are on this web site under "Government". We have made comments at the initial information out. They went back to organizations or people who made comments at the initial stage and we again submitted comments for the second stage. This issue goes to

the heart of our Letters Patent. We are in the business of water quality and quantity and the BC Water Act is directly in line with what we do.

A. F. RDEK Bylaw Amendment Applications – Susanne Ashmore

There are two bylaw amendment applications that we are dealing with. We typically do not get involved with bylaw applications. One is in process and one is now up to the Regional District to pursue. The first one was an application by Grim Holdings. It is a partnership comprised of six partners and what they wanted to do was normalize a situation that had been brought to the Regional District's attention by complaint. That is typically how the Regional District operates. If you have a problem with things in the community you have to write a letter of complaint and send it to the Regional District and it will be followed through. The Director of Area E, Norm Walter, had called Susanne to ask the Improvement District to become involved. The Trustees discussed the situation and decided that it did go to the heart of what we do, which is water quality and quantity. The property in question was on the waterfront. If the bylaw had been amended it would have allowed 6 trailers on the waterfront on a single family lot. This would have been a precedent around the lake and would potentially have been an idea for others. Norm Walter asked us to get involved and do a public presentation at the Regional District Board Meetings in January. We did a presentation on a Thursday night to the Planning Commission which is comprised of a number of Directors and again on Friday morning to the full Board. The day after Norm spoke to Susanne he passed away. The Board of Directors of the Regional District considered the Grim Holdings application and turned it down at the Planning Commission meeting and the Board Meeting on Friday. The outcome now is in the Regional District's hands.

With regard to the second bylaw amendment application we were sent information by the Regional District to comment on. It deals with a development of approximately 45 to 47 lots up Wolf Creek Road. You might wonder why we are involved in an area that is outside the WLLID boundary. This property is also overlaid on the aquifer we all draw from in Wasa. We have a drought report that indicates the aquifer around Wasa Lake continues up and actually goes around the said property. We have a new Director who will be sworn in next Friday. It is Jane Walter and she has asked us to get involved again particularly because she is going to be newly sworn in the day of the application. She has asked us to talk about the fact that we don't know how much more the aquifer can sustain. We are asking that this size of a development should trigger an Official Community Plan so that everyone in this community can have a period of time to come together and talk about which direction we want to go. There are a number of issues that you will have to think about and if the process goes ahead as it is, next week we will make a presentation at the Planning Committee meeting and the Board meeting. If the application is approved at both of these meetings it will go to public hearing. Comment from the audience – does not agree with our

position. He felt that there is so much water in the aquifer and no one has run out of water in this community. He felt with a development it would bring more kids in to our community and possibly our school could open again and businesses here would be better off. Susanne stated that we have not said that we oppose the development, only that a process is started where everyone can speak. We do not know if young families will buy properties up there or will it be strictly recreational. Should the developer put in a community septic or water systems or should it be one septic and one well on each lot. These are some of the questions. We are just asking the Regional District to get a community plan updated so that the community can get together over a period of months and look at the mapping, the subdivisions, the areas that we have growth and say where does this community want to go – do we want higher density, do we want larger properties, what kind of septic systems. Question – has the WLLID already opposed the subdivision. No, the application will be discussed next Thursday night if the developer goes ahead with the application. The WLLID, with Jane Walter's support as she would like us there, will be talking about a number of points regarding the issues around water. No one is saying it is not happening, what we want to say is let's get the whole community thinking about it. That is what the WLLID does. We have an ability to reach out to the community so we can make decisions. Question – how can we act for everyone in the area when everyone is not included in the WLLID boundaries and are not allowed to vote. Susanne explained that our Letters Patent were granted in 1969 when the government set the boundaries. At that time there were very few properties on Wolf Creek Road. If residents of Wolf Creek Road were all to agree to be annexed into the WLLID boundaries and pay the yearly tax, it would still be a process to go through. Question – don't we have an area planning commission and how are they involved. Yes, the area planning commission is a group of volunteers that the Director of Area E appoints. There is approximately 11 people and the WLLID has standing at the commission. The Director picks people who he/she feels can advise on any number of issues. This developer and planner appeared at the area commission meeting and the area commission members talked to them and discussed the application. The APC sent our comments to the Board with our Director. He felt the application should be delayed for an official community plan process and they unanimously supported that. That was the first step. The second step is that the developer and planner can apply to appear at the Regional District meetings next week. It is all part of a process. Laurie Kay then read the Wasa Lake, Ta Ta Creek, Skookumchuk, Sheep Creek land use bylaws. It was put together after several community meetings in 2002 and 2003. It stated that this plan should be reviewed if a major development proposal be contemplated within the area. When the supply of vacant residential land approaches depletion and in the event of a major change of provincial government policy in particular with respect to the disposition of crown land within five to ten years. He said he is not opposed to development but feels we should have a community plan before something

this big goes in. Question – because only BC residents can vote here, is there a way that out of province people could vote as 70% of our community is out of province. Have we asked the government about this or are we going to. Susanne stated that there is probably no way to change it. Comment from the audience about the amount of water available for use. There is a government test well up by the highway. If you look at the recordings for this test well for the past few years it has gotten lower every year. The aquifer around here is referred to as a shallow aquifer. There is no rush to get this application passed. There is another 10 lots up there for sale right now. It is not likely that families will buy here because prices are higher here than in Cranbrook or Kimberley plus the cost of gas to commute. Let's do this right. Judy McPhee stated that several years ago she surveyed the people up Wolf Creek Road to see if they would be interested in joining the WLLID and was not well received. Marite said that she feels it would be difficult to extend our boundaries due to government involvement. Susanne said that it could possibly be a project for the new Board. Suggestion from the audience to do a mail out to inform everyone of these meetings to get people out. Susanne stated that the cost of mailing is expensive and we keep asking for email addresses as an economical way to communicate with everyone. Danella stated that ads were put in the Cranbrook Townsman and Kimberley Bulletin and in those papers they do not allow this type of event in the community events section so we paid for ads. In the Advertiser the announcement ran in the community events section for 3 weeks. Also everyone on our email list was sent an announcement.

A. G. Update on Septic Installation at the South End of the Lake – Susanne Ashmore

Background – under the old regulations you could walk into Interior Health and ask to have a health inspector inspect a situation at Wasa. The health inspector would come out and work through the situation. New regulations – they are industry regulated. If you are trying to get an answer as a resident it is a long process. Unless it is a public health issue Interior Health will not come out. That is the new reality. Refer to the hand out available here. The Area E Director worked through the whole process with us and also spoke to the building department to flag the particular property to stop any building on it until the situation was resolved. The septic system was in and the owners were wanting to build. They were stopped by the building department until the septic issue was resolved. We also talked to the office of the Ombudsperson to see if they could help. They informed us that the new regulations are not government but industry supported and was not within their mandate. We hired an environmental lawyer that we have used from time to time who gives us a very discounted rate. He was able to start to talk to the various organizations because this is a different language. He spoke with the BC Onsite Sewage Association (all septic installers are members of) and the Applied Science of Technologies and Technicians of BC (the

provincial licensing body that licenses the operators). He then suggested we needed to find an expert and suggested a geotechnical engineer. The engineer then generated a report on the system. The practice review board of the ASTTBC reviewed the geotechnical report and the septic installer had to also generate a report. The result was the license of the septic installer was suspended. The cost to the WLLID was \$3,271 plus Susanne's volunteer time. Can a resident do this? Yes, if you have a lot of time and energy, but why should any one of us have to. This is the reality in BC today and there are many communities like us on one well and one septic under the new regulations. The geotechnical engineer was hired by the property owner, the septic was brought up to the requirements, certified and a building permit was issued. Question about the cost of \$3200 to the WLLID - how much is the government going to pay. He felt the cost should be borne by the government as they make the regulations. Susanne stated that we were asking government for help but it was an industry issue and not theirs. Question – how did the issue come to the WLLID. Susanne said most issues that we deal with come through phone calls from residents. This one was the result of a number of phone calls. The reason of why we did it was the possible contamination of ground water or lake water goes directly to the mandate of our Letters Patent.

Wilma turned the meeting over to the returning officers Judy McPhee and Paul Dixon to conduct the elections.

4. **5. Election of 2 Trustees** (8:21 – 8:40)
- Judy asked if everyone eligible to vote (BC residents) had their voting card. Paul Dixon announced there were 2 Trustee positions open. He read an email from Pete Pelletier who nominated Clay Tippett and a letter from Clay that he will accept the nomination for Trustee. It was seconded by Jack Davis.
- Paul then opened the floor for nominations. Frank Robinson nominated John Nesbitt who is not here tonight but sent a letter accepting the nomination. It was seconded by Guy Winkelman.
- Laurie Kay nominated Marite Askey. Paul asked Marite if she accepted the nomination and she did. It was seconded by Rose Smith.
- Paul asked if there were any more nominations from the floor. He asked for the second time if there were any more nominations from the floor. He asked for the third time if there were any more nominations from the floor. Paul closed the nominations with 3 candidates.
- Judy asked everyone to write two of the three candidates on the voting cards and put the ballot in the box at the front. Judy mentioned that Marite had served on the Board for about 10 years.
- Judy and Paul proceeded to count the ballots.

Sharon presented Susanne with flowers and thanked her for her many years of service as a Trustee with the WLLID. She was given a standing ovation. Susanne thanked everyone for their support over the years.

Judy announced that the two new Trustees were Clay Tippett and John Nesbitt. Marite was thanked for her many years of service as a Trustee.

4. 6. Questions and Comments From the Floor

There were no further questions or comments from the floor.

4. 7. Adjournment

Moved by Laurie Kay, seconded by Fred Achenbach that the meeting be adjourned. Wilma adjourned the meeting at 8:50 pm. Thank you to all who attended. Refreshments were served.