

WASA LAKE LAND IMPROVEMENT DISTRICT

ANNUAL GENERAL MEETING MINUTES

Wednesday October 30th, 2024 at 7:00 PM

WASA COMMUNITY HALL

1. Call to Order and Introductions of Trustees Nowell 7:02 pm
Nowell Berg, Sharon Prinz, Phil Godsave, Darren Plested (by phone)
Lori Vandette – corporate officer
2. Presentation and Adoption of agenda – Sharon moved to adopt the agenda, Phil seconded the motion, all in favour, carried
3. Minutes of 2023 Annual General Meeting – Sharon moved to adopt the 2023 minutes, Phil seconded the motion, all in favour, carried
4. Annual Review by the Chair – Nowell introduced current board, corporate officer and returning officer (Clay Tippett)
Nowell went over WLLID mandate and the flapgates monitored
350+ trustee volunteer time
Referenced the April retreat held to help prioritize WLLID goals
WLLID set up a table for 10 Saturdays at the pancake breakfast – through this we gained 25 new subscribers for our newsletter
WLLID established a liaison w/ COTR regarding future surveys, studies, etc.
Becky Knight, Alex Jensen, Adam & Jan Barbeau were involved w/ water testing over the summer with a total of 50 volunteer hours
High surface water temperature 65.5 on July 18th
5. Presentation of Reviewed Financial Statements for 2023
Toni Lepore is accountant
Taxes due from approx. July 15th each year \$50
Bank balance shared, GICs available for projects related to water quality/quantity
Sharon moved to adopt the 2023 financial statement, Phil seconded the motion, all in favour, carried
6. Appointment of Auditor for 2024 – Sharon moved to continue with Tonie Lepore, Phil seconded the motion, all in favour, carried
7. Reports
 - a. Water Report – presented by Nowell Berg. Full report attached.
Highlights: water peaked 14 June, 4 wks later than 2023. Data goes back to early 1990's Floe lake located in Kootenay National Park determines our water levels through the year. Monitored for data, provides a projection for Wasa Lake data – determine if we're going to have a flood year. We sample water for ecoli and taken to Interior health public health unit. Weekly Starts in Mid may and ends mid September less than 200 is acceptable – we average less than 5. Secchi 19 days sampled
Bathymetric study - upcoming project. Last one done by Fisheries in 2005
Crayfish discovered in Wasa – invasive. See one, get rid of it Also found in Lillian & Moyie
Installed new clean-drain-dry sign – one more to go up on Pine

Ice on nov 24-23, off march 21-24

Promoted website

Next steps – working w/ bclss dissolved oxygen/temp readings

Extensive water test done (Caro report)

Kiosk has aerial map of lake, looking at duplicating to monitor changes (Darren coordinating). Native milfoil – leave it alone, invasive – take action to remove

Phil – took larger sample for significant analysis. General parameters, herbicides, hydrocarbons, metals, microbiological. Everything is within range and no significant change in 4 years. Ecoli looked higher than expected – due to delay in testing?

Recommend we repeat in 3-4 years.

Question: ecoli sample by Caro taken where? Sample taken from middle of lake, not in the same locations as the weekly samples taken. Suggest we take weekly sample from mid-lake. Interior health tests for free for beach samples, may not be free for mid lake Currently samples are taken before 6:30 a.m. dropped on by 8 a.m.

b. Tax Report – presented by Lori Vandette. Full report attached.

8. Election- 4 nominations, 3 positions, 3 year term

Nominees give a 2 minute bio

Darren – grew up in Cranbrook – moved away for work. Bought property 2006, invested in the area

Jan – may not have knowledge of water testing etc. but has been volunteering. Cares about the lake and area, eager to learn more. Full time home in 2022. First priority health of lake and wants to promote better care it

Shauna – lives here off and on 60 years. Concerned about water quality, cares about impact recreation has on the lake

Luke – bought property 5+ yrs ago, wants to be more involved in community

9. Announcement of 2023-2024 Board of Trustees –

Longest serving member of WLLID 17 years – Sharon Prinz was presented with a card and gift certificate. Sharon thanked the community for the privilege of serving

Clay Tippett (returning officer) reading results

Shauna Maybe – 15

Jan Barbeau – 25

Darren Plested – 9

Luke Anderson – 21

The Board thanked Darren for his contribution and hopes he will continue to be involved.

10. Sharon moved to adjourn the AGM, Phil seconded, all in favour, carried 8:18 p.m.

11. Inaugural meeting of new board immediately following the AGM

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INAUGURAL MEETING OF NEW BOARD OF TRUSTEES AGENDA

Wednesday October 30th, 2024 at 8:30 PM

WASA COMMUNITY HALL

Topic	Notes	Action
Call to Order	Nowell called meeting to order at 8:30 p.m.	
In Attendance	Nowell Berg, Phil Godsave, Jan Barbeau, Shauna Mabey, Luke Anderson, Lori Vandette	Quorum is 3
Election of Chair	Phil nominated Nowell, Jan seconded, all in favour, carried	New Chair carry meeting forward
Date of Next Meeting	November 13 th 2024 at 7 pm	
Adjournment	Move to adjourn	

WLLID 2024 Tax Report AGM

Tax Rate

The tax rate has remained at \$50.00 per parcel since 2014 and did not increase in 2024. The rate is set by the annual by-law and is not based on improvements or the size of the lot. It is the same \$50.00 charged for every property.

Tax Date

Tax notices were mailed/emailed starting June 2nd and were due on July 30th providing a 8 week payment window. Late payments received a 10% penalty.

Tax Payment

The majority of taxpayers paid by e-transfer this year. Paying by e-transfer is advantageous to tax payers because it takes less time, usually does not cost anything, is faster and more reliable than mail and you receive a receipt from the bank as soon as it is accepted. WLLID set an auto-deposit on the account, removing the need to create a password for payment.

Late Payers

We were able to clear up a number of late payers this past summer. Based on the current data:

1 parcel in arrears since 2020

2 parcels in arrears since 2021

1 parcels in arrears since 2022

4 parcels in arrears since 2023

8 parcels neglecting to pay late penalty

22 parcels who have not paid 2024 invoices/late fees/penalties

Balance owing to date is \$2644.61

The Local Government Act allows for recovery of taxes by tax sales. Other options would be a collection agency or small claims court.

Four delinquent properties were selected to go to the Ministry advising the property owners if taxes are not paid their property will be subject to a tax sale. While the Ministry sends out the letters, WLLID will be responsible for arranging the sale.

Outstanding tax statements were emailed/mailed to all parcel owners in August. These notices included the WLLID statement of the validity of our tax collection.

All those who own property in the Wasa Lake Land Improvement District have a moral and financial responsibility to pay the taxes, penalties and interest on their account under the Community Charter, Local Government Act and the ID Tax Bylaw.

All parcel owners are encouraged to contact WLLID to ensure their mailing address and/or email/phone details are current and up to date. ** It is the responsibility of the parcel owner to ensure their contact information is accurate.

