

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 flaggates 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	

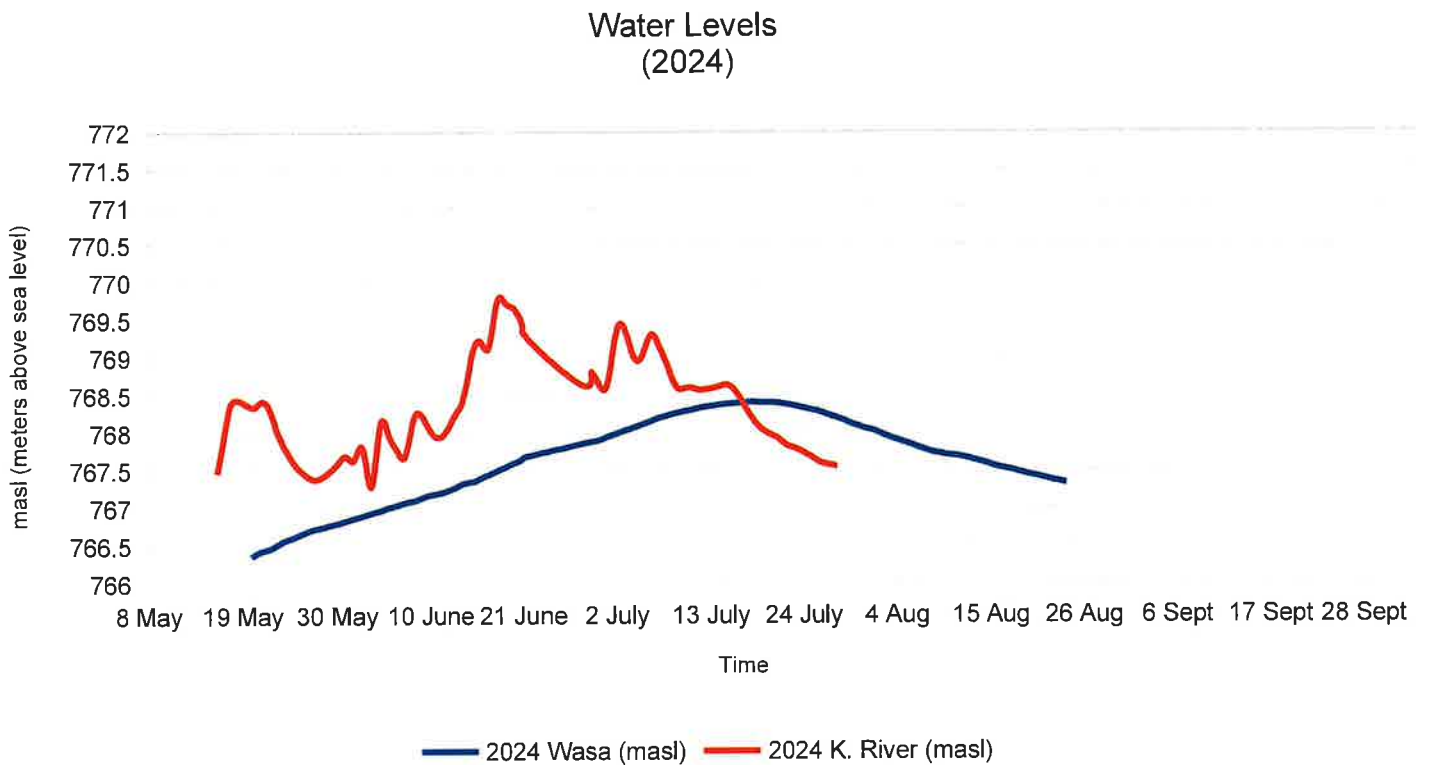
WLLID AGM Report
(October 2024)

With the 2024 water season behind us, the WLLID Board thanks local volunteers Becky, Jan, Alex and Adam for their work on the water testing crew. This group volunteered 50 hours to support water testing over the past summer. Thank you.

As most would have seen, the water levels this year were nearer to normal than 2023, which saw an early freshet and low water levels in 2022.

This year, freshet did not start until after Mother’s Day. Peak water at Wasa occurred in mid-July lasting from the 13th to the 16th reaching 768.40 masl (meters above sea level). Last year, peak water level occurred over a month earlier on 6 and 7 June reaching a level of 768.06 masl.

The graph below shows Wasa and Kootenay River water levels.



Kootenay River levels dropped below the measuring gauge on 24 July. The Rivers sustained elevation through early July helped keep Wasa water levels higher at than last year.

The highest surface water temperature this summer was recorded on 18 July at 26.5° C.

Over the past eleven (11) years, the average high water mark has been 768.70 masl. Yearly peak water levels are reported in the chart below.

Chart One – Peak Water History

Year	Peak Level (masl)
2024	768.40
2023	768.06
2022	769.53
2021	768.84
2020	769.42
2019	768.05
2018	768.70
2017	769.46
2016	768.24
2015	768.09
2014	768.94

Water quality testing occurs weekly from late May to mid-September. These tests include E. coli, dissolved oxygen and temperature readings.

Over the course of this water season, Wasa public beaches contain, on average, <5 e. coli per 100 ml of water, which Interior Health deems “acceptable.” The level where concern would be raised and public beaches closed is an e. coli count >200 per 100 ml of water.

The chart below reports the weekly e. coli numbers for various locations at Wasa.

		Wasa, E. coli Testing (2024)									
	Location	Main Beach	Horseshoe Beach	Campers Beach	Cedar Beach	Spruce Beach	Pine Beach	Ida’s Cove	Elm Beach	Fir Beach	South Beach
8 May	E. coli per 100 ml	<5	<5	<5	<5	9	<5				
13 May	E. coli per 100 ml	<5	<5	15	<5	<5	<5				
22 May	E. coli per 100 ml	<5	<5	<5	<5	<5	<5				
27 May	E. coli per 100 ml	<5	<5	<5	<5	<5	<5				
5 June	E. coli per 100 ml	<5	<5	5	<5	<5	5				
12 June	E. coli per 100 ml	5	10	<5	5	<5	<5				
19 June	E. coli per 100 ml	<5	5	9	<5	5	10				
24 June	E. coli per 100 ml	<5	<5	<5	<5	<5	<5				
3 July	E. coli per 100 ml	<5	<5	<5	<5	<5	<5				

8 July	E. coli per 100 ml	<5	<5	<5	5	<5	<5	
16 July	E. coli per 100 ml	<5	<5	<5	<5	20		<5
23 July	E. coli per 100 ml	<5	<5	<5	<5	20		<5
29 July	E. coli per 100 ml	<5	<5	<5	<5	<5	<5	
13 August	E. coli per 100 ml	<5	<5	<5	<5		<5	<5
19 August	E. coli per 100 ml	<5		<5	<5		<5	<5
28 August	E. coli per 100 ml	<5	<5	10	<5		<5	<5
4 Sept	E. coli per 100 ml	<5	<5	10	9	<5	<5	

On August 5th, WLLID undertook extensive water sampling from a location at the centre of the lake. The tests include a range of parameters covering the chemical composition of the water. A similar test was conducted in November of 2020. Although this type of testing costs close to \$2000 per year, the WLLID Board believes undertaking this type of water test each year is in the best interests of the lake.

These test results have been obtained from CARO Analytical Services laboratory who conducted the analysis on the water samples. At first glance, the results show no anomalies in the water composition. The Board is looking to have a professional hydrologist review the two sets of data and provide a report. For details, see Appendix 1, which will be available on the WLLID website, wasalake.ca.

The WLLID Board has been in attendance at the Saturday morning pancake breakfasts providing information on Board activities, answering questions and listening to resident concerns. It has been a positive experience. Residents who stopped by to chat expressed support for the WLLID, water monitoring and testing.

Concerns raised by residents include the increase in algae and organic material in the water, the impact of wake boats on the foreshore and lake bottom, the growing amount of aquatic plant life some refer to as weeds, and duck itch, also known as swimmers itch.

The WLLID Board is aware of these concerns and will continue to provide information to residents about the impact their activities have on the water and lake.



Invasive Species

On September 5th, WLLID received information and photos regarding a crayfish found in Ida's Cove.

After consultations with the East Kootenay Invasive Species Council and information from the Provincial government, Aquatic Invasive Fauna Specialist, Aquatic Ecosystems Branch, Ministry of Water, Land and Resource Stewardship, the specialist confirmed it is a virile crayfish (*Faxonius virilis*).



This crayfish is a freshwater aquatic invasive species. According to the specialist, there is “no known method” to eliminate this crayfish from the lake.

Earlier this past summer, the same crayfish was found in Lillian and Moyie Lakes.

Wasa residents are strongly urged to **Clean, Drain and Dry** all equipment used in and on the water before being transferred from one water body to another. This includes all water craft, kayaks, canoes, paddle boards, waders, life jackets, and even children's beach toys.



Not following these guidelines is what resulted in the introduction of the crayfish into the lake.

The government specialist also noted that “effective May 17, 2024, in B.C. it is now illegal to transport your watercraft with the drain plug still in place. **Pull the plug! It's the law!**”

Another key to keeping invasive species out of Wasa is to ensure any “water released from aquariums, ponds or water gardens is done on land.”

WLLID continues to monitor the water, and appeals to everyone to please think about the negative impact their actions can have on the water

Learn more about invasive species here, <https://www.ekisc.com/>, and here, www.gov.bc.ca/invasive-species.

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.