



WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES

January 28th, 7:00 PM via ZOOM

Attending: Sharon, Tom, Ged, Phil, Nowell

Recorder: Kathy

Topic	Notes	Action
Call to Order	Sharon called meeting to order at 7:05	
Addition of Late Items		
Adoption of Agenda	Move to adopt agenda by Phil Seconded by Ged Carried	
Adoption of Minutes November 25 th , 2020	Move to adopt minutes by Nowell Seconded by Phil Carried	
Adoption of Minutes December 2, 2020	Move to adopt minutes by Phil Seconded by Tom Carried	
Correspondence	None	
Financial	<p>FINANCIAL REPORT as of December 31st 2020</p> <p>1.Account Balances at East Kootenay Community Credit Union</p> <p>Operating account: 23,657.36 Capital Works Renewal Reserve: 8159.71 Contingency Fund: 10,101.13 Equity Shares: 76.15 Cash Holding Account: 0.00 GIC: 6034.71 Community Bond: 10210.43</p>	Ged is going to research technology options for the budget meeting.

	<p>Petty Cash: 36.45</p> <p>2.Accounts Receivable (Taxes Owing) As of the Nov 25 2020 meeting, \$4731.94 was owing. Since overdue invoices were sent, we have received payments of \$1303.82. (\$3428.12 still owing) Kathy will send overdue bills out March 1st.</p> <p>3.Accounts Payable From December 2 2020 (These payments were approved ahead of time because the board would not be meeting between Dec 2 2020 and January 28 2021. At the time, the exact amounts were not known so for the record, the figures are shown below.)</p> <ul style="list-style-type: none"> a. Kootenay Kwik Print ch#282 57.42 AGM copies b. Wasa Post Office 109.79 ch#285 Registered letters and overdue notices c. WorkSafe BC assessment for 2021 is based on 2020 payroll (6227.50) X the industry rate of 2.12% = 132.02 ch#286. <p>New Invoices Up to todays' date January 28, 2021</p> <ul style="list-style-type: none"> a. Kootenay Computer managed services 70.56 ch# 287 b. Weebly website difference allowing for USA \$ conversion to Canadian @ 1.315251572. Total cost in US\$ is 178.08 which was reimbursed to Kathy with Ch#283. MC bill showed Canadian \$ is actually 234.22, a difference of 56.14. Ch#288 c. Sec-treas for December 2020 732.50 ch#289 d. Wasa Post Office 400 stamps 386.40 ch#290 e. Hall rental 525.00 (2021 rental of 475.00 plus 2 meetings Oct 7 and Nov 25 2020) ch#291 f. LTSA title search reimbursement to Kathy 12.77 ch#292 	
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	<p>Move to accept financial report and pay invoices by Phil Secoded by Nowell Carried</p> <p>2021 TAX BY-LAW (Bylaw #74) Phil moved to set 2021 tax rate at 50.00 per parcel, overdue penalty at 10% after July 15, 2021, and interest on arrears and delinquent taxes at rate set by Ministry after the following March 1st. Secoded by Ged Carried</p> <p>Following discussion, Chair Sharon gave 1st and 2nd readings of the 2021 bylaw stipulating the conditions stated in the motion. Move to accept 2021 Tax Bylaw as read by Tom Secoded by Nowell Carried</p> <p>Two copies of the bylaw will be signed by the chair and the corporate officer which Kathy will submit to the Ministry for approval.</p> <p>2021 NEW BUDGET Meeting date: Feb 25 7 pm venue TBA</p>	
Business From Previous Meeting		
1. Trustee volunteer time	53	
2. Taxes	<p>1. Title transfers- 3 2. Overdue taxes-overdue notices and registered letters were mailed the first week of December with the result that 1303.82 has been paid. New Ministry interest rate on arrears or delinquent taxes is effective Jan 1, 2021 is 5.45%. These bills along with reminders for other overdues will be mailed March 1.</p> <p>3. Properties with excessively overdue taxes There are 3 ways to recover debt: a. Small Claims Court-must be over \$5000.00 b. Civil Resolution Tribunal (CRT) cost to apply is \$75 - \$100</p>	<p>5. Kathy will write letter to the appropriate level of govt to ask that abandoned properties on Wasa Lake Park Drive be cleaned up because they are a fire hazard and an eyesore. Sharon will find out who to write to.</p>

	<p>c. Lien—in order to file a lien with BC Govt, you have to register for an account with BC Online and submit a deposit of \$100.00</p> <p>4. Kathy had a phone call from a property-owner who owes 245.37 but was annoyed by the registered letter.</p> <p>5. Two properties on Wasa Lake Park Drive have been forfeited to the Crown March 2020. One was leased and there is no recourse for us to collect any taxes owing. The former owner has until March 2023 to reclaim the other lot and if he does, we may still have the opportunity to collect taxes owed to WLLID.</p>	
<p>3. Communication</p>	<p>Buzz – Tom will write. Newsletter-Kathy will dispatch before month end.</p>	
<p>4. Water</p>	<p>1. Lake and Cameron Pond testing results— We will send a letter to Cameron Ponders to inform them about the testing, include the report.</p> <p>2. Rogue pipe—Phil could not locate it.</p> <p>3. Columbia Basin Water Hub Data-Nowell is working on entering data which is just about ready for public.</p> <p>4. New application for Foreshore Inventory Mapping –Tom will look into this further and report at next meeting.</p>	<p>1. Kathy will write. 2. Phil will ask his neighbour about area by his property. 3. Kathy will post link to water survey on the website and mention it in the newsletter.</p>
<p>5. Wasa Safety Advocates (WASA)</p>	<p>We have received the cheque from RDEK for the requested amount of \$700.00 to pay for a Safe Boating sign. The sign was to be arranged by WASA and the funding administered by WLLID.</p> <p><i>Sharon will ask Shawna J, who represents the WASA group, to forward the bill from the printer along with the request for direct payment and will invite her to attend a board meeting to present their final report. We will ask Shawna to include in the report how the bill was paid so that there is clear documentation of the payment process. We will pay the printer</i></p>	

WASA LAKE LAND IMPROVEMENT DISTRICT MEETING

	<i>directly and forward Shawna's report to the RDEK.</i>	
6. T-shirt logo request	Tabled indefinitely.	
7. AGM December 2, 2020	All Ministry guidelines re Covid safety were followed with 13 people in attendance. All the reports have come in and are posted on the website except for communication/flapgate. Nowell and Tom were elected for 3 year terms. New trustee orientation session was held Jan 14 and attended by Tom, Sharon, and Kathy.	Ged will submit his report.
New Business		
1. Amendment to Meeting Bylaw to permit electronic meetings	Nowell moved to amend Meetings Procedures Bylaw #64 to include Electronic Meetings to be held in accordance to Ministry guidelines. Seconded by Phil. Carried	
2. Amendment to Election Procedures Policy to allow mail-in and/or advance voting	There are some difficulties in working out the logistics of mail-in voting, mainly that the voter registration process must include confirmation of identification and that mailing out the voting packages and receiving the ballots has to happen between nomination closure and the election, currently at a period of 2 weeks.	Tabled
3. Visioning/Planning Meeting		Tabled
Date of Next Meeting:	March 4 Thursday 7 PM venue TBA	
Adjournment	Meeting adjourned at 9 pm	