

WASA LAKE LAND IMPROVEMENT DISTRICT

ANNUAL GENERAL MEETING AGENDA

Wednesday November 15th, 2023 at 7:00 PM

WASA COMMUNITY HALL

1. **Call to Order and Introductions of Trustees 7:00 pm**
Sharon called meeting to order at 7:00 pm – introduced Board
Present: Sharon Prinz, Nowell Berg, Larry Gould, Phil Godsave, Lori Vandette (CO)
Residents: Jane Walter (RDEK director), Penny Flegel, Ron Gall, Dale Craig, Ed Williams, Jan Barbeau, Ken Boechler, Darren Plested (via phone)
2. **Presentation and Adoption of agenda – Moved Larry, seconded Nowell all in favor**
3. **Minutes of 2022 Annual General Meeting – Moved Nowell, seconded Phil all in favor**
4. **Chair Report – Sharon**
5. **Announcement of 2022-2023 Board of Trustees – Nowell Berg, Larry Gould, Darren Plestad, Sharon Prinz, Phil Godsave**
6. **Presentation of Reviewed Financial Statements for 2022**
Motion Nowell, seconded by Larry, all in favour
7. **Appointment of Auditor for 2023 – Toni Lapore, Motion Nowell, seconded by Phil, all in favour**
8. **Reports**
 - a. **Water Report – Nowell Berg**
 - b. **Tax Report – Lori Vandette**

Who controls who and where fertilizer can be applied? 8-10 ft from average high water mark?
Where native grasses grow well. Survey marker? High water mark differs from property marker.
Darren has a drone we can use to survey water levels.

9. **Questions and comments (2 minute time limit per speaker)**
10. **Adjournment motion by Phil seconded by Nowell**

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Chair Speech 2023 WLLID

I would like to start with a review of the History of Wasa Lake Land Improvement District. Wasa is a Kettle Lake formed by melting glaciers. The Wasa Lake Land improvement was granted letters patent in 1967. The objects of the Improvement District shall be to maintain a good Quality of water in Wasa Lake by lake level control and the treatment of the water therein. The health of the lake and the value of our equity depends on good Stewardship, particularly those residents who own waterfront properties.

In my opinion stewardship of the lake and foreshore is most important role of a WLLID trustee.

The differences of opinion within the boards of the WLLID as to how to manage lake issues is not a new phenomenon.

The political structure of the WLLID is a strength in being able to partner with government and NGO agencies – citizen science, engineering firms and hydrologists – technical information. The lake testing, we do is a standard with BCLSS. (British Columbia Lake Stewardship Society)

The Lake Management Plan that the WLLID spearheaded is integrated in the Official Community Plan.

All these reports are being uploaded or linked on the WLLID website.

In Summary

In my opinion, after 17 years as a Trustee, with the present environmental constraints, the days of Engineered works to deal with Lake Level Issues are highly unlikely.

My Recommendations

- 1) Before spending Money on Engineering Studies, and Environmental Assessments, book an appt with Government Water Branch Staff in Cranbrook to discuss what is possible or not. Government has the final say on Engineering studies.
- 2) Public Education: the board must be more visible with education and outreach to get buy in from the community. Transparency and Pros and Cons as well as cost implications on projects need to be addressed as this is **public money**.

To Conclude

I would like to thank Tom Bramaundl for his service as Trustee to the community. I will be stepping down from the Chair position for my last year as a Trustee on the Board. I welcome by acclamation the new Trustees Larry Gould, Phil Godsave & Nowell Berg for their 3-year terms. Darren Plested also has one year left in his term.

WLLID AGM

Water Monitoring Report (2023)

As part of its mandate to monitor the quantity and quality of water at Wasa, WLLID volunteers undertake over 150 hundred hours per season measuring and sampling water.

From mid-May to early October, WLLID volunteers use several different measures to gauge the status of water, and any changes whether it be the level or what's in it. Ice-on and ice-off dates are also recorded.

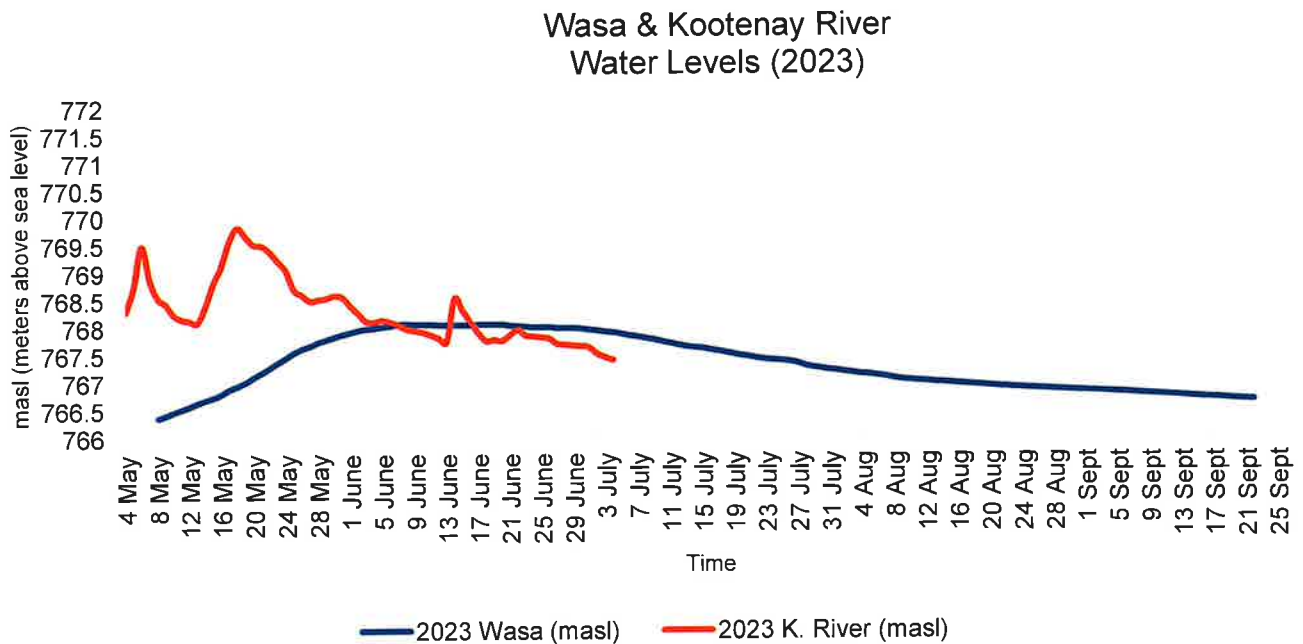
Water Level

WLLID takes daily depth readings at the lake and Kootenay River. These values are entered into a spreadsheet where changes in water level are recorded and graphed.

Reports on water levels are posted on the WLLID website (wasalake.ca).

The graph below shows the 2023 water cycle.

This year the Kootenay River level rose sooner than usual and fell back below the measuring gauge three (3) weeks earlier than in 2022.

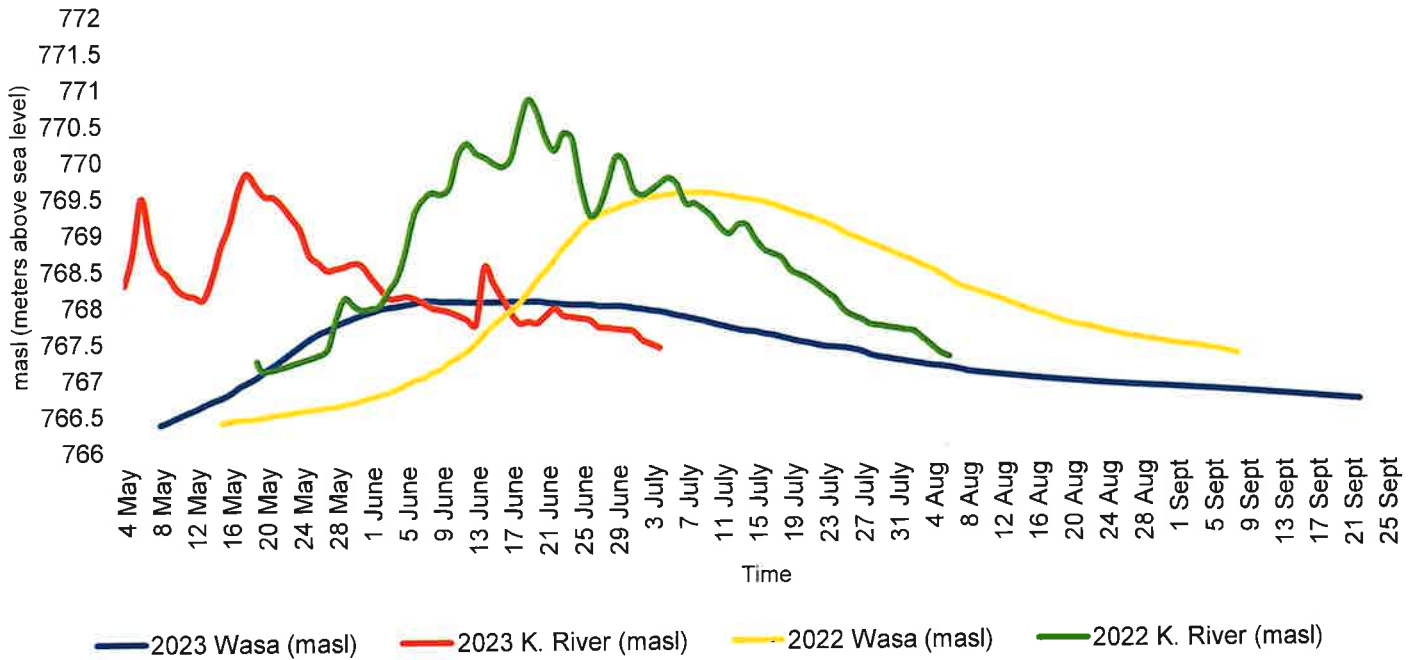


Comparison of 2022 and 2023 water levels are shown in the graph below.

This year, the Wasa water level peaked four weeks earlier and was 1.47 meters lower than 2022.

Further, the water level as of November 14th is where it usually is in early May.

Wasa & Kootenay River Water Levels (2022 & 2023)



The chart below shows the peak water level at Wasa for the past twelve years.

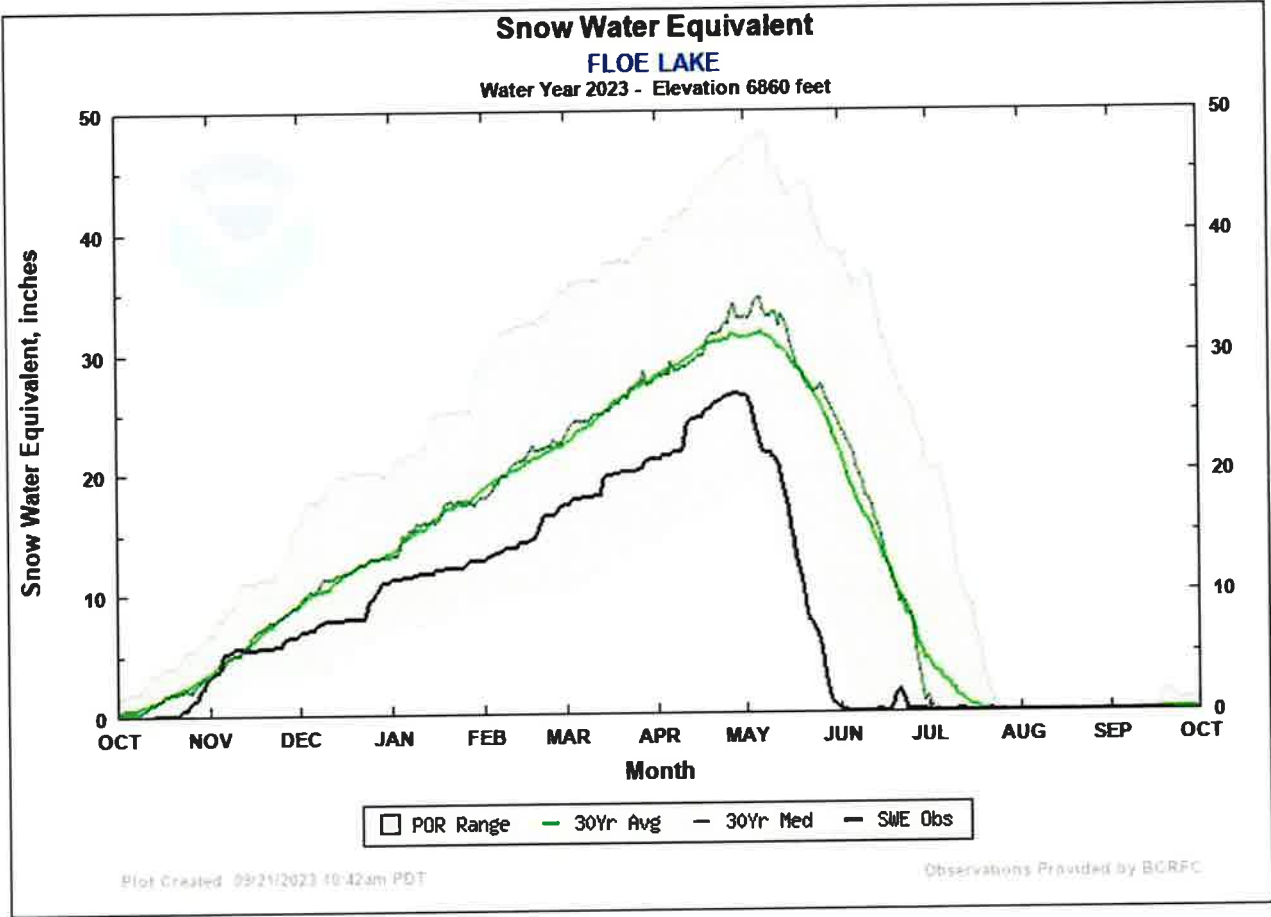
In 2023, peak water was similar to 2019 and 2015, and was the second lowest peak water level since 2013.

Year	Peak Water Reading (masl)	Difference from previous year
2023	768.06	-1.47
2022	769.53	0.69
2021	768.84	-0.58
2020	769.42	1.37
2019	768.05	-0.65
2018	768.70	-0.76
2017	769.46	1.22
2016	768.24	0.15
2015	768.09	-0.85
2014	768.94	-0.49
2013	769.43	-0.57
2012	770.00	
AVG	768.90	

WLLID statistical analysis on historical water levels at Wasa shows that upwards of 86% of the variability in that level is accounted for by the amount of snow water equivalent measured at Floe Lake, which is located in the Kootenay National Park.

(<https://www.nwrfc.noaa.gov/snow/snowplot.cgi?FLKQ2>)

This past spring, the snow water equivalent at Floe Lake was only 81% of normal. In 2021, the snow pillow had an additional 10 inches of snow water equivalent compared to this year.



As freshet progresses, rising water levels are used to calculate an estimate of the expected peak water level. WLLID releases this estimate on June 1st, which is posted on the WLLID website, and in the newsletter.

Water Testing

A number of parameters are used to gauge the quality of water, which has a direct impact on aquatic life, water fowl, and people using the lake.

Starting in mid-June, WLLID volunteers take weekly measurements of dissolved oxygen (DO) and temperatures at one meter intervals from the surface to the bottom at a location in the SE portion of the lake known as Deep Station.

Secchi readings, used to determine water transparency, are also taken at the same time. Data recording sheets are filled out and a spreadsheet contains all data readings. We are doing this study in conjunction with the BC Lake Stewardship Society.

All testing results are available on the WLLID website as well as the Columbia Basin WaterHub. (<https://data.cbwaterhub.ca/>). Historic and current water data is housed there so that any person can view and graph water level changes going back to 1996.

Before and after each summer long-weekend (July, August, September), a WLLID volunteer collects water samples from six public beaches. These samples are sent to Interior Health (IH) for E. coli testing. Results, for the most recent 60 days, are posted on the IH website: <https://services.interiorhealth.ca/publichealthprotection/watersamples.aspx>

This past summers results are shown in the following chart.

2023 E. coli Test Results

	20 Jun	26 Jun	4 Jul	17 Jul	26 Jul	1 Au	8 Au	15 Au	21 Au	30 Au	6 Sept
Pine	<5				<5	<5	5	<5	5	5	<5
Main	<5	<5	<5	<5	20	<5	5	<5	<5	<5	<1
Horseshoe	<5	<5	<5	<5	<5	<5	5	32	<5	10	<5
Campers – Dog	<5	<5			5	<5	5	<5	<5	45	<5
Dog	<5	<5	<5	<5		<5					
Cedar	<5	<5	<5	<5	<5	<5	5	<5	<5	14	<5
Spruce	n/a	n/a	5	<5	5	<5	5	<5	<5	50	<5
Ida's Cove	n/a	<5	<5	<5							

Algae

Algae growth in the water at Wasa has seen a noticeable increase over the past few years.

In April 2023, a large algae patch was observed in Ida's Cove. After consultations with BC Algae Watch, WLLID determined the patch was not toxic.



[\[https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-quality/algae-watch\]](https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-quality/algae-watch)

WLLID volunteers spent a Saturday morning removing the algae, packing it into garbage bags and trucking them to the dump.

A second algae bloom occurred in early October. It was in the water on the east-side off Birch Road. It was also determined to be non-toxic.

Cameron Pond Culvert

WLLID volunteers responded to a residents concern regarding the lack of water flowing through the Cameron Pond culvert into the slough.

Upon inspection, a blockage created by otters, muskrats or beavers reduced the water flow. After the obstruction was removed the flow returned to normal.





Ice on – Ice off



Each year, WLLID volunteers monitor the Fall date when ice coverage is complete and in the Spring when ice melts leaving open water.

The chart below reports the off/on dates for the past six (6) years.

Year	Off	On
2023	March 9	
2022	March 28	14 November
2021	March 19	5 December
2020	March 23	29 November
2019	April 3	27 November
2018	April 14	19 November

Volunteers

If you would like to become a volunteer and help with water monitoring for the 2024 season, please contact the WLLID at admin@wasalake.ca. Training sessions will begin in late May or early June, depending on water levels.

The WLLID Board thanks all volunteers for their assistance in monitoring water at Wasa.

WLLID 2023 Tax Report AGM

Tax Rate

The tax rate has remained at \$50.00 per parcel since 2014 and did not increase in 2023. 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 15th providing a 6 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 this year removing the need to create a password for payment.

Late Payers (over 2 years)

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

5 parcels in arrears since 2022

14 parcels neglecting to pay late penalty

19 parcels who have not paid 2023 invoices/late fees/penalties

Balance owing to date is \$2347.54

The Local Government Act Division 6 allows for recovery of taxes by tax sale. Other options would be collection agency or small claims court.

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

All those who own 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 the 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.