



WASA LAKE LAND IMPROVEMENT DISTRICT

MINUTES

October 7th, 2020 7:00 PM

Attending: Sharon, Ged, Nowell, Phil

Guests: Luke Anderson, Shauna Jimenez, Jocelyn Martin

Recorder: Kathy

Topic	Notes	Action
Call to Order	Sharon called meeting to order at 7:04	
Addition of Late Items		
Adoption of Agenda	Move to adopt agenda by Ged Seconded by Nowell Carried	
Adoption of Minutes July 6, 2020	Move to adopt minutes by Nowell Seconded by Phil Carried	
Correspondence	<ol style="list-style-type: none"> 1. Cameron Pond correspondence follow-up Ged met with Mr Cumpstone to clarify, which is that they are concerned about what's coming down Lewis Creek. See Water below. 2. Ministry notification of interest rate on overdue taxes increased to 5.45% as of Sept 1 3. Lake Stewardship Guidebook from BCLSS was added to the Trustee's page on the website. 4. Yard light question from resident— Sharon corresponded with the resident and explained that WLLID has nothing to do with yard lights and advised her to contact BC Hydro . 	

Financial	<p>FINANCIAL REPORT as of September 31st 2020</p> <p>1.Account Balances at East Kootenay Community Credit Union Operating account: \$27,512.81 Capital Works Renewal Reserve: 8,159.03 Contingency Fund: 10,095.24 Equity Shares: 57.76 Community Bond: 10,210.43 Cash Holding Account: 0.00 GIC: 6,034.71 Petty Cash: 36.45</p> <p>2.Accounts Receivable (Taxes Owing) NA</p> <p>3.Accounts Payable (New Invoices) a. Kootenay Computer 70.56 (ch#270) b. Sec Treas for July 632.50 (ch#271) c. Sec Treas for Aug 482.50 (ch#272) d. BCLSS membership renewal 50.00 (ch#273)</p> <p>4. GIC renewed at .75%. Rates went down between last meeting and renewal date of July 19. In previous year, we earned 103.92.</p> <p>Move to accept financial report and pay invoices by Phil Seconded by Nowell Carried</p>	
Business From Previous Meeting		
1. Trustee volunteer time	28	
2. Taxes	<p>1. Title transfers-7 2. Taxes—Kathy has been in contact w Ministry re Penny Acres Greenhouses taxes in arrears. Both lots have reverted back to the province. Since one of the properties was leased, there is absolutely no way to collect back taxes on it and the only way we can collect on the other is if the owner pays the province the backtaxes and takes it back. If we placed a lien on it</p>	<p>Kathy will look into how much it costs to put a lien against the property.</p>

	now, we may be able to recoup the taxes eventually.	
3. Communication	Buzz Newsletter	Both in process
4. Water	<p>1. Boating infractions on the Water— Nowell has corresponded with RCMP re summer patrols and it appears they did step things up over the summer.</p> <p>2. Water Testing— Cameron Pond— Ged motioned to authorize Nowell to arrange full spectrum testing for both Wasa Lake and Lewis Creek outfall (one time only for Lewis Creek) to max budget of \$600 each, to be done before ice-on. Phil seconded. Carried.</p> <p>3. Clean, Drain and Dry signs are in office. They need to be installed and the report and photos submitted before December 1. We can replace Cedar Rd sign.</p> <p>4. Living Lakes—Norm Zirnhelt (BCLSS) scheduled to attend Sept 21st meeting to talk about water testing but he was unable to come. Maybe try again in 2021.</p> <p>5. Carol Luttmmer from Living Lakes reschedule to 2021 maybe. We need to consider a long-term plan for WLLID. Consider for a future agenda discussion.</p> <p>6. IHA refund received for water testing billed in error 96.00</p>	<p>1. Kathy will send letter to Jane re boating priorities to bring up at spring RCMP meeting. Send draft to trustees.</p> <p>Phil will look for rogue pipe by “Whyte House”</p> <p>3. Sharon will call BC Parks re sign at boat launch. Phil will install.</p>
6. Flap gate handle	Ged has completed the job! Gate can be opened with one hand. There is another gate to be fixed...Nowell has the key. Guys will do this before winter.	
7. Shoreline Cleanup	Shoreline Cleanup Sept 19 7 people participated; 6.8 kg of trash collected. Kathy had received a note from Jim Crossley re old docks which he asked to be brought up in next newsletter. We actually noticed a decrease in the amount of Styrofoam from old docks which we believe is the result of people replacing them since the last cleanup. Refund for	

	<p>food has to be submitted to BC Parks by WLLID then reimbursed to Kathy.</p>	
8. Adopt a Highway	<p>Adopt a Highway new date is Thursday, October 22nd, 4-6 pm. Meet at boat launch parking lot. Ged will pick up stuff. To get signs, vests, and bags contact Pat Johnson at 417-9276 to arrange a pick up time at Highways dept. We also have to let Highways dept know when to pick up the full garbage bags.</p>	
9. AGM	<p>Date: December 2 Wednesday.</p> <p>We have received instructions from Ministry that it is OK to proceed with AGM anytime before Dec 31st as long as correct COVID protocol is in place: rules posted on entry, hand-sanitizing, distancing or masks, limit of 50 attending.</p> <p>Tom Braumandi has expressed interest in becoming a trustee. He is not a property-owner within the boundary but his spouse is and although the Improvement District manual does not list this as criteria to run as trustee, our Letters Patent does:</p> <p><i>5. The persons qualified to vote at the first election of trustees shall be Canadian citizens who are 21 (now 18) years of age or older and are entitled to be registered as voters under the Provincial Elections Act and are owners of land in the tract of land hereinbefore described, and the persons qualified to be candidates at the election shall be the persons qualified as aforesaid to vote and their wives and husbands.</i></p> <p>Kathy has confirmed his eligibility with the Ministry. Administration advisor says that this “antiquated” rule is still on the books, and, yes, it is valid. Tom would have equal authority to any other trustee, with the exception that he does not qualify to vote in the election of trustees.</p> <p>We have received a written nomination for Tom from Luke Anderson, who also qualifies as a nominator.</p>	<p>Kathy will check for rules re meeting attendance and send to trustees. Nowell will call Mr Plested for more info.</p>

WASA LAKE LAND IMPROVEMENT DISTRICT MEETING

	<p>Darrin Plested is also interested but we don't know if he is not here enough to attend regular meetings. We would be unable to accommodate electronic meetings as there is no internet access at the hall. We are obligated to meet at the hall because it is a public place, accessible to all.</p> <p>Trustees will present on the same report topics as 2019 except Phil will report on taxes. Ged will report on flaggate.</p>	
New Business		
1. BCLSS AGM	Sharon was unable to attend.	
2. Wasa Safety Advocates	<p>Move to act as proponent for RDEK funding for new sign re boating rules (with admin fee waived) by Phil. Seconded by Ged. Carried.</p> <p>Shauna Jimenez, representing Safety Advocates, and Sharon, representing WLLID, signed the contract. An original copy is provided for both parties. Shauna provided a copy of the RDEK funding application.</p>	
3. Request to use WLLID logo on t-shirts	A resident is interested in getting t-shirts for his family members with our logo on it. We will find out more information about costs etc. from Big Magic who produced our logo and consider getting some made to either give away or sell at cost. It would be a public relations benefit.	Kathy will arrange with Luke at Big Magic to review font size on our logo, and talk about printing t-shirts. Find out prices etc.
Date of Next Meeting	November 25 at 7 PM	
Adjournment	Meeting adjourned at 9:30	