

Lower Nipit Improvement District

Letters Patent 1965.
160 Twin Lake Road
Kaleden V0H1K0

Minutes for 58th Annual General Meeting

May 18, 2023; 10:00 AM PDT

In-person meeting held at Kaleden Community Hall

*(**Note:** At 9:45AM a presentation by a representative of the Twin Lakes Fire Services Society was given followed by a short Q and A session.)

Present: (32 residents representing 20 properties)

Trustees: Glenda Stewart-Smith, David Hetherington, Noreen Minish

AGM chair: Val Windsor

Secretary: Bill Kresowaty

Alex Brown, Coral Brown, Dale Clark, Larry Dahlgren, Gary Hooge, Janet Hooge, Julia Jacobson, Michael Jacobson, Carolyn Jager, Harvey Jager, James MacPhee, Reinhard Maier, Neal Moretti, Regan Mostat, Paul Oaks, Rosemary Oaks, Robert Parfitt, Angie Paul, Laurel Peck, Andrew Reeder, Paul Reyes, Sue Whitehead, Sandie Wilson, George Windsor, Patricia Zapf, Daina Zilans

Guest: Subrina Monteith (RDOS Area I Director)

Call to Order at 10:05 AM

- LNID Chairperson Glenda Stewart-Smith gave a message of welcome and introduced the Board members and the chairperson for the AGM, Val Windsor.
- Chairperson summarized parliamentary procedure for the meeting

1. Acceptance of Agenda

- **Motion:** Moved by Dale Clark and seconded by Rosemary Oaks that the agenda be accepted as circulated.
- **Motion:** Coral Brown moved to amend the agenda by adding 2 motions: one regarding voting procedures and one regarding hiring a hydrologist to do an overflow outlet design. Seconded by Laurel Peck . Carried
- **Vote on amended agenda:** Carried.

2. Discussion of an error in information provided at the last AGM meeting.

- The original error occurred in 2017 and only came to light after a resident made a Freedom of Information Request. At the 2023 AGM, LNID treasurer, Pam Mann, referred to a grant which we received in 2017 as a donation. The word donation was kept in the minutes even after the error was finally recognized because that's how it was said at the AGM. Glenda explained the confusion regarding the history of that "grant" and requested an amendment of the 2023 AGM minutes.

- In 2017 the then chairperson of the board was informed by the RDOS that a grant which the LNID had applied for was not successful but that donations had been made (applied toward our lake data monitoring equipment). Our treasurer sent charitable donation receipts to the 3 RDOS districts which donated.
- RDOS Area I Director Subrina Monteith spoke to the AGM to acknowledge the confusion but explained that the amount remained technically a grant in RDOS records “but it is tax money that’s granted by donation”. The wording for these grants has since been changed.
- Motion: Moved by Patricia Zapf that the minutes of the 2023 AGM be changed by inserting the word “grant” after the word donation. Seconded by Rosemary Oaks. Carried.

3. Minutes of the 2023 AGM

- **Motion:** Moved by Sandie Wilson, seconded by Dale Clark, to accept the minutes of the 2023 AGM. Carried.

3. Reports

a. Trustee and Water Report – presented by Glenda Stewart-Smith. ***(Full report was handed out at the meeting and is also available from the LNID website).**

- Glenda explained the board decision to begin pumping on May 25 last year and extend the pumping on July 10 due to substantial water influx we received in the spring and continued relatively high water levels. Nature Trust agreed to hold off opening the dam until August instead of the usual June 30 to allow us to bring down the high lake levels of early June.
- Due to drought prediction concerns the board decided to revise the season end goal from the recommended 16.5 vertical feet to 17 ft. The board postponed pumping during the fires and did not resume until late September.
- We managed to bring the level down to 17.1 ft. before turning the pump off on December 13 as ice was beginning to form at the north end of the lake.
- Glenda explained that we receive a lot of input about pumping both for and against. We try to balance these two demands as much as possible. The only thing that triggers pumping is perceived or actual threat to infrastructure. That is why the LNID exists so it puts us in a position of liability if we don’t.
- This year the LNID worked to formalize policy and procedures in areas such as Freedom of Information requests, Video Recording Policy, Correspondence Policy, External Links policy, Trustee Conduct Policy, and Tax Assessments. Glenda consulted with the office of information and privacy commission and relevant ministries before creating the forms we adopted. (*See the full report for details).
- Re: budget: No tax increase this year. We intend to create a capital budget but have not done so yet as we don’t know what our capital costs will be because we haven’t yet settled on a direction. We won’t be spending anything on it this year so it will not affect our operating budget.

- Legal fees will continue to be higher than in past years.
- We are still considering insurance for officers, directors, and volunteers of the LNID. When we have a definite quote and specific plan we will be asking for feedback from residents before we move ahead with it.
- *The full 2023 Twin Lake Water Trigger Levels Management Report (handed out at the meeting) is on the LNID website for a detailed look at the water levels, ice on and ice off this past winter, and all the other data that inform our decision making.
- **Motion: Glenda Stewart-Smith moved, seconded by Gary Hogge, that the Trustees and Water Report be accepted. Carried.**

***Discussion of the motion to accept the Trustee Report:**

The following statements summarize the main features of the discussion:

- The LNID vision is to restore an overflow outlet from the lake to Lot 280.
- The LNID at this point does not have a clear path to acquiring the type of funding grants required to complete the large scale engineering project necessary to restore such an outlet.
- In the interim the LNID plans to pursue the attainable aspects of the vision as far as it can go.
- Dissolution of the LNID would not necessarily be permitted and if so it would be complicated. Informed opinions expressed at the meeting varied on whether the RDOS would have to take it over in such a scenario and what that might mean for current LNID residents' financial responsibility toward a solution.
- As well as the bureaucratic and engineering hurdles to cross over, the question of liability for any impacts downstream would have to be addressed. Some technical solutions to this were suggested from the floor.
- The current situation is not sustainable for a small volunteer body like the LNID in the long term.
- **Vote on the motion to accept the Trustee and Water Report: Carried**

b. Financial Report: There was no formal financial report this year as we do not currently have a treasurer.

- One question came up about reasons for the increased expenditure on lawyers' fees— up from \$2000 to \$4300 last and projected to be higher this year.
- In response Glenda explained that we've had to engage lawyers for a number of different things including the Aiken S Ranch voting question and liability questions. It's normal that as the board tries to save money by doing things ourselves we will sometimes make mistakes and the board does not want to take chances anymore. We feel that we need legal guidance and the lawyer we have engaged specializes in municipal law and costs \$500/hour.
- Resident Gary Hooge acknowledged and thanked present and past board members for the years of work they've done for the lake but understands that in the present times no one can be blamed for having to consult lawyers. Lawyers and insurance are part of today's reality. This is not sustainable. If things don't change, we can't keep this.

c. Motion to approve honorariums for the board: Moved by Sandie Wilson, seconded by Janet Hooge. Carried.

d. Motion to continue with compiled vs audited Financial Statements: Moved by Andrew Reeder, seconded by Laurel Peck. Carried.

e. Motion to appoint Grant Thornton as compilers for our 2025 financial statement: Moved by Glenda Stewart-Smith, seconded by Reinhard Maier. Carried.

4. New Business & Questions

a. Budget Discussion:

- the budget is out and available on our site
- aside from some items, such as lawyers' fees already discussed, we've taken out water testing which was \$150; postage has gone up so it costs us \$5 per ballot to mail out ballots, plus the postage, and photocopying so office supplies has also gone up.
- We kept archives at \$2000 though that may again be donated back to us
- Bank charges and water licence remain about the same.
- Website cost will go up because Glenda had been paying for that herself until now
- Insurance has been estimated at \$5000.
- Pump maintenance is estimated at \$500 and hydro for the pump is usually around \$1000
- We'll probably have to hire a bookkeeper so administrative costs will go up.
- **Motion to accept the budget as presented:** Moved by Gary Hooge, seconded by Sandie Wilson. Carried.

b. Wetland Restoration Project:

- Trustee Dave Hetherington spoke about reinstalling a natural overflow and restoring the wetland that was historically on Lot 280. He also explained that the rationale for getting Nature Trust and BC Wildlife on board early is that, if at some point we installed a culvert or open waterway, it would be better to be part of that planning of the wetland earlier rather than later.
- The second reason for the wetland project is because it sits over our aquifer and by holding water in that wetland we can retain at least a foot of water which would otherwise go down to Park Rill Creek. It's important for even those who live off the lake to realize that they still tap into that aquifer for their well water.
- This would make the management of flooding downstream easier especially in addition to the upgrades to the culverts that have already been done since 2018.
- This wetland can also bring back species that are currently at risk.
- The committee is open to anybody in the community, not just LNID members.
- Even if the LNID goes to dissolution and even if water quality is not expressly in our letters patent there will have to be some involvement from the community as to what happens to the quality of that water.

- If it goes ahead they could start next year to design the retaining features such as swales and rock works to create pools and ponds, and keep the cows out of there from now on.
- Andrew Reeder expressed 2 concerns: 1) that if not designed properly the wetland would be a source of mosquitoes and would Nature Trust allow any kind of bacterial agent to be used against them, and 2) if there is an extreme high water event will water going through the wetland destroy it.
- Dave replied that that was the purpose of being involved early in the planning. It would have to be designed with those questions in mind.
- **Motion:** Dave moved acceptance of his wetland report, seconded by Gary Hooge. Carried.

c. Need for Volunteers and other support:

- Glenda again put out a call for volunteers: anyone willing to step up as treasurer, to help out with the archives, join the Wetland Committee, or in any other way, please sign up and we'll get in touch.

d. Going Forward:

- How to go forward was already interspersed throughout our discussions.
- We see funding as the large question if we should attempt a big project. We don't yet know which path we can afford. We will continue gathering information and costs and present that to residents along with a capital budget and plans.
- We're excited about the Wetland and would consider that a suitable legacy project for our 60th anniversary.

e. Motion: Coral Brown moved that the LNID investigate changing voting procedures to one vote per property rather than per title holder; seconded by Laurel Peck. Carried.

f. Motion: Coral Brown moved that we hire a hydrologist to prepare an overflow outlet design. Seconded by Harvey Jager.

- Subrina Monteith stated that if the LNID applied for a Community Grant-in-aid for this we could probably get \$3000.
- Glenda: If we do this we would try to finance it through grants and money already set aside without using taxpayer money. Members would be consulted probably by email.
- **Motion:** Regan Mostat moved to amend the motion to insert that we will investigate the pricing of a hydrologist to prepare an overflow outlet design. Seconded by Rosemary Oaks. Carried
- **Vote on amended motion:** Carried.

5. Next AGM

- **Motion:** Moved by Rosemary Oaks, seconded by Michael Jacobson, that the next AGM be held on **Saturday, May 17, 2025 at 10AM**. Carried.

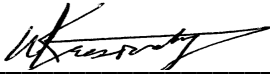
6. Trustee Election

- **Motion:** Moved by Laurel Peck; seconded by Larry Dahlgren, that Dale Clark and Neal Moretti be our scrutineers charged with counting the ballots. Carried.
- Candidate Harvey Jager spoke briefly to the audience. Candidate Nora Walker was not in attendance. This was immediately followed by the completion, collection, and opening and counting of ballots by the scrutineers.
- **Election result:** Harvey Jager was announced as the winner of the trustee election.

7. Adjournment

- **Motion:** Glenda moved to adjourn, seconded by Alex Brown. Carried.
- Meeting adjourned at 11:59 am.

Glenda Stewart-Smith, LNID Chair



William Kresowaty, LNID secretary