

Pete's Lake Water Users Society Annual General Meeting Minutes

Location: Arts Centre Yard
Date: Saturday, July 25, 2020
Members Present: Patty Biro, Ann Buffam, Doane Grinnell, Mary Jean Hagedorn, Lisa Johnson, Shawwna Karras, Ray Lipovsky, Gretje Lohmann, Don MacDonald, John Martin, Barry Parks, Brian Pitt, Shoshanah Ray, Rob Rose, Ben Seaman, Jonah Spiegelman, Jayn Tyson, Marilyn Weland, Betsy Williamson
Others Present: Camino Cochrane, Mick Hagedorn, Josie Martens, Ian Rusconi, Lindi Smith, Richard Smith, Terry Theiss, Jean Weighill

Call to order: 1:39pm by President John Martin

Approval of Agenda – as amended M/S: P. Biro/T. Smith by proxy. Passed.

Approval of 2019 AGM minutes – M/S: P. Biro/R. Rose. Passed.

BUSINESS ARISING FROM 2019 AGM MINUTES

A. Results of voting poll & how voting will occur for those not present.

Poll results indicated a clear preference by members for voting in person and voting by email. For this meeting proxies were issued by email as a fillable PDF. For those not present and who did not send proxies, a second proxy will be sent with the draft minutes and any motions that arose from the floor during the AGM. Those members will have three days to vote on the motions that arose from the floor. After three days, the final votes will be tallied.

B. Bylaws.

The changes that were passed at the 2019 AGM have been made, and the bylaws were registered with the Province of BC.

C. Water Testing Protocol

1. We have changed two collection sites for the samples sent to Island Health (IH). The previous sites were rarely used, so the new ones are actively used throughout the year.
2. We have ordered an incubator and a package of 50 water testing kits from Bluewater Biosciences, so that we may conduct our own audits of the water. The tests will detect both e-coli and coliform. This way we can monitor each leg of the system and the lake itself. It will give us a reasonably priced means to check our water system to begin to understand which systems are working and which aren't. Comments from the floor included that the time of year we are testing should be considered and that the water temperature should be logged. If we notice differences from the IH samples, we will have to decide what to do.

D. Capital Reserve and Replacement Reserve

As voted at the 2019 AGM, \$13,000 for 2018 and \$7,000 for 2019 was placed in the Capital Reserve. And \$25,000 was placed in the Replacement Reserve.

E. Connection/Reconnection Fees

No exact fees for initial connections and reconnections have been determined. Some such fees were charged in the past year by historical precedence. These fees will be discussed and set in the future.

F. Member Contract

For 2020 we asked only that the member be designated for each connection and that contact information be provided. For 2021 this form will include a space requiring the member's signature acknowledging that the member is aware that we are on a boil water advisory.

MAINTENANCE REPORT

- A. The spring flush went well this year, and there have been no water delivery issues. One anchor broke loose at the lake a couple of weeks ago, so a pipe began sucking mud. It was fixed immediately by John and Barry. A few valves were replaced in the past year. It was noted from the floor that during the spring flush it became evident that the low line that ends up at False Bay needs to be replaced.
- B. Valve ID – We have received bright red plastic tags to apply to each valve with a code number that will be referenced to that account. Tags will be GPS located and marked on our map. This will help us to create an historical record of the age of the valve, as well as making valve location easier when there are repair issues. It will also create an account number for each member/connection.
- C. Ben Seaman, our new maintenance coordinator, has begun a logbook, so that we can record and track when maintenance is occurring and what it is.
- D. Emergency Response Plan – This has been updated and has been posted to the website. We are trying to walk the line between what is realistic and what is required by IH. There has been a little input from members about it, so it is an ever-evolving document. We will need volunteers to help at some point in the future. Our emergency barrel/spill kit is disappearing into the bushes by the lake and needs to be investigated.
- E. Communication with Mainroad Contracting – Two letters have been sent to them in recent months. One letter requested that safety barriers be installed along the road by the lake to protect the water supply from being contaminated should a vehicle go off the road. Mainroad has sent some people to investigate. The second letter asked them to report to us any water lines that are broken when roadwork is done.
- F. Parts Inventory – In the next three months we will do a parts inventory to be sure we have major replacement components at the ready.
- G. Back-Up Tanks – The board encourages all members to have back-up tanks in the event that the system is down.

APPROVAL OF CORRECTED 2018 FINANCIAL STATEMENT – M/S: J. Martin/P. Biro. Passed.

APPROVAL OF 2019 FINANCIAL STATEMENT – M/S: M. Weland/P. Biro. Passed.

TABLED MOTION FROM THE FLOOR: *Be it resolved that we charge \$25 per month for late fees when bills are not paid by 30 days after the due date.* M/S L. Johnson/P. Biro

Discussion: We need a mechanism to encourage members to pay on time. You get the bill. 30 days later payment is due, and you have another 30 days grace period before the late fees are incurred and your water is turned off. The bylaws already state that if fees aren't paid, you aren't a member in good standing and you can't vote. In the past we have not enforced the ½% penalty per month nor turning off the water – we need to do that. We need to continue this discussion with the members online.

T. Smith by proxy asked that the motion be tabled. So, this motion never was voted upon. It can be voted

upon electronically before next year, if we wish.

BUDGET DISCUSSION AND MOTIONS

A. 2021 membership & usage fees

BUDGET MOTION #1: *Be it resolved that the 2021 fees be set at \$40 for membership and \$320 for water usage.*

M/S: D. Grinnell/J. Tyson. Passed.

Discussion: This reflects the same fees that were charged for 2019. There will be further discussion by the board this year into the membership vs. usage designations.

B. Pre-Filtration

1. Pre-filtration Investigation – There has been an ongoing investigation into a simple pre-filtration system that would be acceptable to Magic Mountain, if it were put up at the lake. Most likely it would be a sand filter.

a. System Analysis – We don't know how much water we use, so we don't know how big a system we need. We need to put a 3" and a 4" meter on the lines coming from the lake. We need valves to be able to bypass and isolate them. The Board is asking for \$10,000, but it could be less depending upon the meters we install. These would not be meters to monitor individual usage. It would be a four-season study. Meters like these can also detect leaks. Peak flow rates might vary depending on the time of the day, too.

b. Additional Water Sampling – Where is our contamination coming from? How clean is the water in the lake vs. the water coming out of pipes and taps? That's why we have purchased the kits from Bluewater Biosciences.

c. **BUDGET MOTION #2:** *Be it resolved that the board is given permission to spend \$10,000 between now and the 2021 AGM for the purchase and installation of meters and bypass valves in the 3" and 4" lines for system analysis.*

M/S: D. Grinnell/D. MacDonald. Passed; 1 vote recorded in opposition.

C. Capital Reserve & Replacement Reserve

AMENDED BUDGET MOTION #3: *Be it resolved that \$10,000 be added to the "Capital Reserve" in 2021 after the membership and water usage fees have been collected, as long as sufficient funds are available.*

M/S: D. Grinnell/J. Martin. For: 39. Against: 0 Abstain: 1

Discussion: It might be best to wait until we have the money available. Neil Matheson suggests that it would be better to change the name from Capital Reserve to Capital Improvement Fund.

D. **NEW BUDGET MOTION #4:** *Be it resolved that the budgets for 2020 and 2021 be accepted as presented.*

M/S: D. Grinnell/J. Tyson For: 39. Against: 2.

Discussion: The budgets were prepared by member, Neil Matheson, who is a chartered accountant. They include the \$10,000 as mentioned in Amended Budget Motion #3.

PROPOSED BYLAW CHANGES (APPENDIX A – for details see page 6) Thanks were extended to Trudi Smith and Barbara Smith for making sure that our bylaws are consistent with the Societies Act.

PROPOSED BYLAW CHANGE #1: M/S: J. Tyson/J. Martin. Passed.

PROPOSED BYLAW CHANGE #2: M/S: J. Tyson/J. Martin. Passed.

PROPOSED BYLAW CHANGE #3: M/S: J. Tyson/J. Martin. Passed.

MEMBER'S MOTIONS

- A. **MEMBER MOTION #1:** *Be it resolved that the board actively pursues an Order in Council for an exemption from the Drinking Water Protection Act.*

M/S: R. Lipovsky/S. Ray For: 40. Against: 1.

DISCUSSION:

Per Ray: It's clear that we can't comply with what IH wants us to do. There was a precedent set in 1976 for an Order in Council. We are being assured in a tyrannical manner via the letter to the Last Resort that they will never give the Last Resort their permit. An Order in Council is a solution to a problem that won't go away

Per Jayn and Jonah: An Order in Council is a bureaucratic, legal and political act. It is a highly political process. We are trying to research the mechanics of this process. The ombudsman's office has recommended that the Ministry of Health work towards the removal of Boil Water Advisories around the province. This is a recommendation that they have accepted and working towards, which adds another level of complexity, since all authorities want us to have clean water. Much will depend on how IH responds to our last letter. There are at least 22 agencies and authorities that have legislation/regulations related to water. We could ask for a different drinking water officer, but that is not where the problem lies. We need a briefing note to pass on to cabinet about the conundrum that we face. We will need a fact pattern for a public and media campaign/strategy.

There seems to be no other solution that we could all agree on.

- B. **MEMBER MOTION #2:** *Be it resolved that the board shall arrange for all future general meetings and similar meetings be set up for remote participation and in person attendance, if possible and if it is reasonably practicable.*

M/S: T. Smith by proxy/A. Kuttner by proxy. For: 9. Against: 10. Abstention: 7.

DISCUSSION: Where could we possibly do it that has internet access and allows for social distancing, especially in wet weather? The Hall has no internet and very sketchy phone service. The school yard would not be allowed for public meetings. The connection by the Firehall and Free Store could impede emergency response. The Health Centre has internet but not enough indoor space. Ian says it's easily doable. Richard says even a Luddite like him can figure out how to do Zoom meetings. We would need a dedicated techie to set this up and be available whenever a meeting occurs.

- C. **MEMBER MOTION #3:** *Be it resolved that a Members Bylaws Committee be struck that will be independent of the Board, with Trudi Smith as the Facilitator, in which any and all members and interested parties may take part.*

F/S: T. Smith by proxy/ Motion failed without a second.

THANK YOU'S were extended to the following:

Magic Mountain land coop for letting us keep our manifold and distribution equipment on their property.

Carmen Stewart for her help on the books and for her willingness to jump through hoops at the 11th hour.

Barry Churchill for his ongoing commitment to keep the system maintained and running.

Neil Matheson for being our financial guru.

Trudi Smith for her assistance with bylaw and financial matters.

Barbara Smith for her assistance on the bylaw committee.

Line Flushing crew: Don MacDonald, Doane Grinnell, Barry Churchill, John Martin, Ray Lipovsky, Camino Cochrane, Gail Fleming, Joy

William Shulba for his advice and perspective.

The entire current board – John Martin, Doane Grinnell, Jayn Tyson, Lisa Johnson, Jonah Spiegelman

Terry Theiss for secretarial assistance.

ELECTIONS

President

John Martin

Vice-President

Doane Grinnell

Secretary

Jayn Tyson

Treasurer

Neil Matheson M/S: J. Martin/B. Pitt

Directors at Large

Jonah Spiegelman

Lisa Johnson

Patty Biro

Barbara Smith

Trudi Smith M/S: S. Karras/R. Rose

The entire board was elected by acclamation.

Adjournment at 3:56 pm.

Appendix A – Bylaw Changes

Be it resolved that:

1. Section 22(a) of the 2019 bylaws be deleted and replaced with proposed section 22(a):

22(a) Only individual members in good standing and authorized delegates of group members in good standing may vote at a general meeting or any other time a vote is called for.

2. Sections 22(d)(i) – 22(d)(iv) be added to the current section 22(d) of the 2019 bylaws:

22(d)

- (i) The Board of Directors may establish the voting methods to be used.
- (ii) There shall always be the option for a member to attend and vote in person at Annual General Meetings and Extraordinary General Meetings, although, at the discretion of the Board, matters may be voted on without holding a meeting.
- (iii) Where secrecy of the ballot is required, the method established shall ensure that secrecy.
- (iv) The notice of meeting and/or vote without meeting must specify the detailed procedure for each voting method.

3. Section 26(4) of the 2019 bylaws be deleted.