

Annual General Meeting of Pete's Lake Water Users Society

Saturday, July 27, 2024

Location: outside the Judith Fisher Centre

Date: July 27, 2024, at 1:30 pm

Directors present: John Martin, President; Doane Grinnell, Vice President; Barbara Smith, Secretary; Neil Matheson, Treasurer; and Jayn Tyson, Director at Large

Members present: Brenda Felker, Peter Steenbergen, Don MacDonald, Sue Kristinsson, Gary Kollmuss, Brian Pitt, Ben Seaman, Jack Soule, Paul Smulders, Don Watson, Betsy Williamson

Proxies filed: Chris Armstrong, Patty Biro, Frank Buffam, James Mahon/Western Pacific Marine, Camino Cochrane, Jonah Spiegelman, Lisa Johnson, Shawna Karras, Karla Lironi, Gretje Lohmann, Deedee Seaman, Sheila Thomas

Guests present: Terry Theiss, Anne Buffam, Wayne Felker

1. Call to Order and Opening Remarks made by President John Martin. Currently there are 66 (not 62 as referred to at the meeting) members in our Society. A quorum is 15% of those members are present or represented by proxy. Each attending participant introduced themselves and the location of their property.
John recommended that all members install their own cisterns to be filled with water in case our system is down and for fire protection. Several members have installed these.
2. Approval of Agenda
MOTION: That the Agenda be approved was made by Sue Kristinsson and seconded by Jayn Tyson. APPROVED.
3. Approval of 2023 AGM minutes
MOTION: That the 2023 AGM Minutes dated July 22, 2023, be approved was made by Gary Kollmuss and seconded by Betsy Williamson. APPROVED.
4. Business Arising from 2023 AGM
 - a. Water testing results presented by John Martin. Every month the results are sent to members by an email from peteslakeusers@gmail.com. The tested results do vary from minor to overgrowth. There can be curious results where there is a count of 200 at John's residence and yet a much lower reading at the end of that same water line. Brian noted that there is regularly a lower count on the Cocktail Cove line. Recently John and Doane checked and bled some lines and checked the depth and cleanliness of screens in the lake There seemed to be a corresponding reduction in water pressure experienced by some members. It was suggested that when the water samples are taken (one Monday a month and samples placed on the 11am ferry) then members should be email alerted to flush their own lines. Neil asked what the appropriate psi pressure should be. 45 is low for his beach line, static pressure should be closer to 65. Pressure gauges are recommended for all members.
 - b. Update on tanks for downtown fire suppression system. We now have 10,000 gallons of storage (4 tanks) at the Fire Hall for the fire truck. We also have 2 empty tanks down at the Arts Centre. The qathet Regional District (qRD) has approval to site those tanks on the road allowance but the placement might be straddling a private property. There will be a survey done in September to determine that. The qRD and PLWUS have spent about \$15,000 each for this. The final bill for the last 2 water tanks and for their installation will run around \$8,000. Once installation is complete, the qRD will own the tanks and pay for the maintenance thereafter. The qRD has spent their 2024 budget, so we will pay the final bill and wait for reimbursement of their half of the final costs in 2025. Doane reminded us that we have installed these tanks for the benefit of the entire Lasqueti community.

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Standpipes were mentioned as needing to be installed. There is a concern that if anyone hooks a pump up to a standpipe, it would collapse our lines and/or suck water from members' homes nearby.

5. Maintenance Report by John Martin. Regular maintenance has been accomplished. The Spring Flush went well. It was determined a flush needs to be done more than once a year.
6. Approval of 2023 Financial Report. Treasurer Neil Matheson reviewed the 2023 Financial Report that was sent to all members prior to the meeting. It is a healthy balance sheet with assets and no liabilities.
MOTION: That the 2023 Financial Statement be approved as presented was made by Neil Matheson and seconded by Peter Steenbergen. APPROVED.
7. Approval of 2024/2025 Budget – Neil Matheson advised that this is a “status quo” budget.
 - a. 2025 membership & usage fees – The board recommends that the fees remain the same as 2024 at \$40 membership and \$320 usage per household.
MOTION: That the fees remain the same as 2024 at \$40 membership and \$320 usage per household was made by Neil Matheson and seconded by Barbara Smith. APPROVED.
 - b. Capital Improvement Fund & Replacement Reserve
MOTION: That the 2024/2025 budget as presented be approved was made by Gary Kollmuss and seconded by Peter Steenbergen. APPROVED.
 - c. Late fees policies: John Martin noted that we had more people paying on time and less time was spent chasing payments.
 - d. Personnel and Succession Planning: Who will take over the society given the aging members? Anneliese Reckewitz has stepped up to be back-up for Pachiell. We need suggestions on how to encourage the younger generation to assist. There are 6 people on the flush crew. Ben pointed out just how much work the 5 non-paid members of the flush crew actually accomplish, with only one paid person. Maybe we need to pay the maintenance people more. At present we pay a stipend of \$180 per month and then an hourly callout rate of \$30.
8. New Business
More on tanks: Doane Grinnell suggested that neighbours should share a tank and perhaps encourage joint use. In the event of a fire, water pressure on all lines would substantially decrease, if everyone is pulling water directly from the system.
9. Bylaw Change presented by Barbara Smith
The proposed bylaws change is to allow ZOOM meetings by Directors. Our present Bylaws state:
31.(1) The directors may meet together at the places they think fit to dispatch business, and otherwise regulate their meetings and proceedings, as they see fit.
MOTION: To revoke Clause 31. (1) in its entirety and replace with:
s. 31 (1) The directors may meet at any location or in an electronic meeting to conduct business, adjourn and otherwise regulate their meetings and proceedings, as they see fit was made by Barbara Smith and seconded by Brenda Felker. APPROVED.

Throughout the Meeting there were lively roundtable discussions on fire suppression strategies.

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10. John Martin: **Thank you's** to:
Everyone who came up today and joined in the discussions.
Members paying dues in a timely manner,
Magic Mountain for allowing our lines and infrastructure on their land, as well as for use of the lake,
which is on their land,
Current Board and past,
Terry Theiss for ongoing secretarial support,
Don MacDonald, John Martin, and Doane Grinnell who put in hours and hours in our system,
qRD for their co-operation in installing the new tanks,
The flush crew: Doane Grinnell, Pete Steenbergen, Don MacDonald, Pachel Smith, John Martin,
Paul Smulders, Ben Seaman, Joy, and Gail Fleming,
Carmen Stewart as bookkeeper,
Patty Biro for receiving water samples,
Richard Smith for engaging with the Society with good suggestions and insight,
And finally, to the members who submitted proxies for this meeting.
11. **Election of Board of Directors and Officers** – officiated by Terry Theiss
Pursuant to S.26(1) of the existing Bylaws all Directors must resign. 5 of the 6 current Board
members (listed below) have consented to serve another term and will seek re-election as officers
and directors:
- President: John Martin – acclimation
Vice President: Doane Grinnell – acclimation
Secretary: Barbara Smith – acclimation
Treasurer: Neil Matheson – acclimation
Members at Large (Directors): Patty Biro and Jayn Tyson – acclimation
12. Adjournment at 2:41 pm.

PLWUS is registered under the Societies Act and operates in accordance with the requirements of that Act, which can be found at Societies Act (gov.bc.ca). Documents are filed online at <https://lasqueti.ca/services/water>