

LAHPOA Board of Directors Meeting Minutes February 16, 2017 at 104 Heritage Lake Drive

In attendance: Louise Ascah Mark O'Henly Don Francis Bryan Dozzi
Heather Harris Don Waldorf Glenn Ruskin Brett Oliver

1. Call to order at 7:05 pm.
 - a. Approval of January 11th meeting minutes motioned by Heather and seconded by Mark
 - b. Approval of agenda motioned by Glenn and seconded by Heather
2. Financial Update (See treasurer's report)
 - a. 2016 Yearend
 - i. Finished year with ~\$12,000 loss. Reason are the garage overages and Shaw relocate, repairs to the pump and aeration systems. Expenses, however, came in ~\$36,000 under budget.
 - ii. Balance sheet shows the reserve fund GIC accounts and interest rates (12/18/24 months terms).
 - b. January 2017
 - i. Overspent by \$534 in Jan as X-Mas lakehouse payroll was underbudgeted due to the favourable conditions to run longer hours.
 - ii. Annual fees packages were mailed out Feb 7th with payment due March 3rd.
 1. 62 cheques received to date
 2. 11 historically delinquent households will be sent same by registered mail.
 3. Don to get renters (6 residences) to provide owner's contact info or services may be cut off if payments not received.
3. Legal
 - a. Edwards' delinquent account
 - i. Heather will ask for a certified cheque for 2015 – 2017 fees (LAHPOA to cover cost of cheque). Costs being recovered within two year statute of limitations.
 - b. Will replace McLeod (\$430/hr) with Richard John (\$385/hr) ASAP (post Edwards issue).
4. Community Manager's Report (refer to monthly report from Don)
 - a. The ice fishing kits are being used regularly, and Glenn's fishing clinics have been well attended.
 - b. No word on CFEP grant application for the aeration system replacement.
 - c. Calgary Parks & Lake Managers meeting to be held at Heritage Pointe on March 8th.
 - d. Have applied for a Service Canada '2017 Canada Summer Jobs' grant for coverage of summer students. Will hear back in April. 80% of last year's staff plan on returning.
5. Universal Cart Program
 - a. Envirocan assembly and delivery of collection containers occurred from Jan 14 – 17th.
 - b. First collection occurred on Jan 26th, and to date there have been few issues. Don F noted that recycle participation has doubled.
6. Garage
 - a. Met with Plannit during week of Jan 23rd to sign off on substantial completion phase. Outstanding work is primarily exterior (painting, asphalt repair & clean-up).
 - b. Last cheque (\$12,000) to be held back until total completion of project.
 - c. Garage has passed fire inspection. Insurance is \$228/yr.
7. General
 - a. Lakehouse Repairs (CFEP grant extended to August, 2017)
 - i. Keystone (earthwork) is going out of business. Leer Construction has been sent our RFP to see if they are willing to run the earthwork and building repair processes.
 - b. Pine Creek home owner association (26 homes) has used Waste Management from day one. Contract expires in 2018. Their fees are \$1,000/yr, and are to increase to \$1,150 in 2017.
 - i. Envirocan would be cheaper through LAHPOA. LAHPOA could also do the landscaping.

- ii. Associate membership is possible, but LAHPOA would bill Pine Creek HOA annually. Okay must come from LAHPOA membership at the AGM.
 - iii. LAHPOA could make ~\$10,000/yr with this arrangement
 - c. 216 Heritage Lake Isle Business Application
 - i. Rental property and tenants have a history with the MD.
 - ii. Approval of application prior to notification is within the mandate of the MD.
 - iii. MD has sent a letter to the house owner and tenant, and they will keep an eye of the property for infractions.
 - d. Spring Fish Stocking Program
 - i. Whirling disease is rampant in the Bow River corridor.
 - ii. Government wants to be sure that fish suppliers are disease free. Smokey Trout Farms is still good.
 - iii. Fish license is needed to allow for stocking to take place. Ministry needs to decide if it will issue us a license for 2017.
 - e. 2017 AGM
 - i. Carnmoney Golf Club on June 7th (1st preference), 8th (2nd), or 5th (3rd)
 - f. LAHPOA will look to lease a pick-up truck and will cover the insurance needs instead of doing so thru Brett.
- 8. Meeting concluded and adjourned at 8:50 pm. Motion to Adjourn: Glenn; seconded: Heather
- 9. Next meeting scheduled for Monday March 13, 2017 at 7:00 pm.