

LAHPOA Board of Directors Meeting Notes
March 18/2019
7:01pm

Attendees: Don Waldorf, Paul Taylor, Louise Ascah, Glenn Ruskin, Heather Harris, Rick Gallant, Don Francis

Approval of Agenda (one agenda item to be added, Lakehouse Staffing and Signs): Rick Gallant, second Don Francis

Approval of February Minutes: Rick Gallant, second Don Francis

Community Manager Report – Don Waldorf (as submitted)

On Lake House staffing, Don is speaking to previous employees and will be setting a \$15/hour and \$20/hour wage schedule. Some of the feedback from last year from supervisors was that summer employees were asking for more hours, this to be factored into the plan for this summer.

On signage, quotes are coming in from the company that has done our historical signs. The 'Sail Boat' message boards are in the garage, awaiting the purchase of letters.

No community clean-up day is formalized, likely April 27, subject to weather.

Treasurers Report – Heather Harris (as submitted)

Rick noted on the financial statement that it was important that all numbers should be perfectly tied into the numbers noted at the AGM.

It was noted that the City of Calgary now mandates a Life Cycle Study be put into place for all HOA's, CA's, condo associations, etc. The LAHPOA chose to do this in advance as a best practice.

A formal motion for board approval of the Financial Statement was accepted, motioned by Paul Taylor and seconded by Don Francis.

Discussions took place on how best to present these results at the AGM for clarity.

Security System/Card Access Update – Rick Gallant

4 Suppliers are in the mix here, 3 of them have done site visits.

A couple of things discovered – you can't drive a networked security system by solar. Gates have the option to be Wi-Fi based or by a cell phone system.

All three suppliers who have visited the site are revisiting the scope of the project and will be resubmitting in the weeks ahead.

One of the options is reworking existing cards at \$7 each.

Three of the gates can be wired to nearby light posts, the others will need to be powered by solar.

Cameras

No issues of filming residents in and out, no privacy concerns by the RCMP. RCMP noted that they can use this information. For example, Supremes' quote included an option to zoom in and out on license plates, even in low light.

RCMP promotes to put up a sign noting that surveillance is in place. Don Francis noted, why wait until this is officially in place, let's put up a surveillance sign now. It was proposed that we replace the No Trespassing signs with surveillance signs.

Water Trampoline/Legal – Paul Taylor

Louise, Rick and Don Waldorf met with our lawyer. It was clearly noted that the Lake and other green space in the community is owned by the association and with that the board of directors may set the direction.

Louise noted that we need to be as transparent as possible, collecting all of the facts and then relaying these in an informative and easy to understand format. Example – Trampolines represent significant liability and are recognized as being dangerous.

With that, Louise will be calling the insurance company to inquire if our premiums are subject to increase in liability coverage if trampolines remain on the lake. Also, if trampolines do remain on the lake, steps owners must take to indemnify the association.

Lake House Interior Improvements

Quotes came in from Divcon and to do everything was deemed cost prohibitive, at least all at once. The priority will be the front desk replacement and interior painting – quotes for these to be sourced. Board agreed in principal that improvements here need to be phased in.

Abuse Prevention Document

Document can be adjusted and there is no requirement for board members to sign.

Block Watch

Louise brought forward a recommendation to consider this. The board supported this and the next step would be to start messaging residents via email and Facebook to generate feedback. Louise to take the lead.

Planning for the AGM

On the material that is sent out in advance, residents are invited to send in questions in advance. Also, an advance note on what a board member does and is responsible for might generate more interest and participation. The AGM presentation format was noted to be maintained, having the presentation of history/progress at the beginning, etc.

Paving/Parking Lot – Rick Gallant

Discussions on having the parking lot redone instead of simply resurfaced. The direction at this point is to have it redone. There is clearly some water encroachment happening under the parking lot, hence the addition of weeping tiles, etc. Next step was to have a site meeting, inviting all of the bidding companies to be there, giving them the scope of the project and all then to submit bids. As a side note, it was felt that the pathway paving would need to be pushed back to next year.

Meeting Adjourned: 9:22pm. Paul Taylor, second Heather Harris.

Next Board Meeting: April 17, 2019, 7:00 pm.