

LAHPOA Board of Directors Meeting Minutes May 17, 2018 at the Lake House

In attendance: Mark O'Henly Bryan Dozzi Glenn Ruskin
 Heather Harris Don Waldorf Paul Taylor (part of meeting via phone)

Absent: Louise Ascah

1. Call to order at 7:05 pm.
 - a. Approval of April meeting minutes motioned by Glenn and seconded by Mark with one small change regarding the life cycle study billing.
 - b. Approval of agenda motioned by Glenn and seconded by Mark
 - c. With Deena's departure from the board Mark made a motion for Bryan to act as interim secretary which Heather seconded.
2. Community Manager's Report (refer to monthly Community Manager's Report)
 - a. With the changeover from Envirocan to GFL we're not getting the parking lot organics bin we've requested. Recent abuses will require Don to message the bin usage to the community again.
 - b. Still waiting on quotes for repair to the clubhouse drywall due to water damage, and drywall installation in utility room to meet Heritage Pointe's FD fireproofing requirements.
 - c. Spring clean-up and equipment preventative maintenance with Divcon and Plant are well underway. Bryan did ask that next year that gravel sweeping include some of the community sidewalks that accumulated gravel. Lake pump and aeration system should be operational by Victoria Day. Don showed an example of the weekly priority work lists for the contractors.
 - d. Our Alberta fish license will be issued this year, and stocking is scheduled for May 23rd. Lake chemical treatment program has started with two applications.
 - e. The new website is up and running with very positive feedback.
 - f. Summer staffing is still underway with one supervisor and three returning staff confirmed by Don. Discussion about filling of the remaining roles, priorities for weekends and evenings, and that lake and lake house management over special events needs to remain our hiring priority this year.
3. Financial Update (See Treasurer's Report)
 - a. Five outstanding homeowner accounts went out for formal collection from our lawyer. One of the households has since complied.
 - b. Reviewed YTD financials and revisions compared to the budget. Expected revenues are on budget (+\$350), and YTD expenses are well under budget by \$31,700. Full year forecast is for expenses to remain slightly under budget.
4. Life Cycle Study (Paul via phone)
 - a. Mark has worked to understand the report and the math in the calculations so that we can look at reducing the annual supplement reserve fees from the recommended \$290/household/year.
 - b. Extended discussion about the LCS report, the findings, what's included, what currently being accounted for (irrigation system repairs), and what should be excluded (lake water top-ups).
 - c. Proposal for AGM discussion will be fees in the range of \$230 – 260/household/year, and will fine tune for the September special community meeting.
 - d. Paul will get back to the consultant next week with our comments and feedback.
5. 2018 AGM Package (June 4th, Carnmoney Golf Club)
 - a. Don confirmed that the AGM packages were delivered by hand on May 6th.
 - b. Regarding the special bylaw resolution, Glenn suggested that the community offer to remove unauthorized anchoring from the lake instead of the homeowners.
 - c. Need to get proxies to ensure quorum (50 household needed in person or by proxy)
 - d. Mark has started presentation, and board will meet May 30th to discuss and add content.
6. Meeting concluded and adjourned at 9:00 pm.
7. Next meeting scheduled for Monday June 18, 2018 at 7:00 pm.