

**LAHPOA Board of Directors Meeting Minutes
December 10, 2015 at Lakehouse at Heritage Pointe (Final)**

In attendance:	Louise Ascah	Bryan Dozzi	Ryan Sawatzky
	Eugene Nagai	Don Francis	Peter Newton
	Don Waldorf	Brett Oliver	
	Reeve Larry Spilak		
	ATB - Giovanni Silvestri		

1. Call to order at 7:05 p.m.
2. Meeting Agenda Approved by P. Newton & B. Dozzi
3. Minutes for November 12, 2015 approved by P. Newton & B. Dozzi
4. ATB Bank Forms Update – Giovanni Silvestri
 - a. All necessary forms were filed with the bank with signatures executed.
 - b. Online banking to accept direct deposits to LAHPOA was discussed with ATB.
5. MD Update - Reeve Larry Spilak
 - a. Traffic signals finally installed at Highway 2 and Dunbow Road – minimal complaints
 - b. Overview of long term development (20 year) between Calgary, Okotoks and MD also known as the Inter-municipal Development Plan
 - c. Land swap between community and MD will be finalized once land survey completed
 - d. Land being expropriated for fire hall expansion.
 - e. Ongoing discussions between Corix and MD as to valuation.
6. Update on Operations – Don Waldorf & Brett Oliver
 - a. D. Waldorf met with D. Moote and S. Lefsrud to discuss the transition details
 - b. Part time staff requirements under review.
 - c. D. Waldorf & D. Francis met with L. Spilak & H. Riva-Cambrin on November 30th.
 - d. B. Oliver has been upgrading the electrical panel to Building Code Standards.
 - e. The security gate card readers have been repaired and working.
 - f. A new brush has been installed on the Kubota for sidewalk cleaning.
 - g. Christmas lights have been installed in the community as lights and budget allows. More lights to be purchased on sale at discount prices in readiness for next year.
 - h. Lakehouse coverage to be reduced during Christmas holidays.
 - i. A new PC is likely required as the current system is old and software becoming outdated.
5. Financial – P. Newton
 - a. financial situation - we expect to be under or on budget at year end.
 - b. Community invoices for 2016 to be mailed in January – Increase being determined
 - c. Community needs to increase reserves to \$2.0 million as infrastructure will require upgrades.
6. Community Water Committee
 - a. Discussion on best practices to ensure water quality is maintained in 2016
 - b. Transition from Moote directives to Committee direction.
 - c. Water testing is a critical necessity.
7. General Discussion
 - a. Shed storage size and location for community equipment to be reviewed by D. Waldorf
 - b. Engineering tender to be prepared for the repair of the foundations around the back of the Lakehouse. Repair cost of \$90,000 of which half will be subsidized by government.
8. Next meeting scheduled for January 14, 2016 at 7:00PM
9. Meeting concluded and adjourned at 10:50 pm.