

**The Lake at Heritage Pointe Homeowners Association
Board of Director's Meeting – August 16, 2018**

In attendance: Rick Gallant; Glenn Ruskin; Louise Ascah; Heather Harris; Don Waldorf

Regrets: Don Francis; Paul Taylor

In advance of the Board of Director's Meeting, Reeve Larry Spilak joined the group, offering the following updates:

- Alberta Infrastructure cleaned up the mess that was on the land across from the community, never to be leased again.
- Starting in September, RCMP will be increasing their presence in the community, particularly along Dunbow Road. These extra patrols are based on an increased budget for the RCMP, allowing for 'over time' hours equivalent to two additional officers.
- There now exists a 'Calgary Growth Board' of which the MD of Foothills is a member. This is another level of 'sign offs' that will be necessary for development in all rural areas surrounding the city.
- The west side of Hwy 2 will see significant development in the months and years ahead.
- Dunbow Rec Board plans to contribute funding for a pathway from Heritage Heights School down to the river and back, coming to an end adjacent to the neighbourhood Kimmer's. This will cater to bicycles and walkers.
- The land beside the Firehall remains a work in progress. There is nothing firm about specific design changes to the entrance intersection. There has been some chatter around the possibility of a Retirement Home being built on the 20-acre parcel of land beside the fire hall with an adjoining green space area.
- Don/Heather asked Larry about the possibility of contracting Divcon to do work on MD of Foothills managed areas, eg. trees at main entrance, then charging back to the MD (as takes place with snow removal at present). Larry noted that he will bring Jeff Porter up to speed here, having Jeff meet with Don. The scope of the work needs to be presented to the MD – i.e. pathways infiltrated with weeds, etc.
- Louise inquired about the possibility of all community sidewalks being converted from asphalt to cement. Rick commented that this could be considered a five-year type plan. Larry noted that there is a standard in place in terms of cost and material for sidewalks, but recommended we put together a proposal to put before council.

Board of Directors Meeting

Call to order at 7:40pm

Approval of July Minutes – Heather, Rick

Approval of August Agenda – Rick, Heather

1. Community Manager's Report was presented (Don Waldorf)

Further to this report, Heather suggested that the large green bin be brought back for two or three weeks this Fall, starting in and around the third week of September. This bin would allow residents the opportunity to dump their grass cuttings/garden clean up material. Letters would go to residents with very strict and decisive language on what goes into this green bin and

doesn't. Failure to comply with this will result in the immediate removal of said bin. Additionally, increased signage (sandwich board) will be put into place adjacent to the bin, strengthening this message.

2. There was a general discussion on the fees that are charged to special rental groups. As part of this, Don was able to confirm that the Day Care that was using the Lake House regularly has now moved to the ball diamond area. Don has been extending discounted hourly rates to long term interest groups, in and around \$25 - \$35/hr, similar to what competitive community centres are charging. It was felt that these rates should be moved back upward, as we are not in the business of subsidizing for-profit businesses.
3. The old pedal boats need to be priced to clear immediately, not having any of these left behind when the snow flies. Don to work with his staff on wording here in terms of sending out a note to residents.

4. Life Cycle Study + Presentation Outline for October 30 Community Meeting

Lengthy discussions on how best to introduce the proposed reserve fund contribution of \$250 per household in 2019, being fully transparent about needing a distinction between operating fees and historical reserve fund allocations. An agreement was reached where there would be revisions to the chart that was viewed at the AGM, this now to become part of the advance package that will be sent out no later than Oct. 1 to all residents.

Louise will capture the PowerPoint content into a Word document, sending this out for review to the board. This will be the covering letter for the community package for October 1. In the interim, the PowerPoint and speaking points will be developed and rehearsed at the Board meeting of October 24th.

Following is the list of LCS improvements selected for Reserve Fund allocation in 2018 and 2019. Motion to accept this list as presented: Rick Gallant; All in favour. For 2019 Parking Lot line item, Louise will pursue the possibility of Alberta CFEP Grant.

Proposed Reserve Fund Improvements

2018

Sand and Stain Docks (2 fixed, 1 floating)	\$3000
Replace Lakehouse Deck Surface	\$40,000
Paint Interior Walls and Ceilings in Lakehouse	\$5,000
Remove/Repair/Replace Community Signage	\$10,000
Patch and Seal Cracked Pavement in Parking Lot	\$2,000
Patch Community Pathways	\$5,000

2018 Total	\$65,000
------------	----------

2019

Paint Exterior Trim on Lakehouse	\$5,000
----------------------------------	---------

Replace Service Desk and Closet	\$10,000
---------------------------------	----------

Mill and Resurface Parking Lot and Add Lines	\$60,000
--	----------

Replace/Upgrade Access Control System	\$50,000
---------------------------------------	----------

Replace Snow Removal Tractor	\$18,000
------------------------------	----------

Top Up Beach Sand	\$12,000
-------------------	----------

2019 Total	\$155,000
------------	-----------

Next meeting – September 19 (to be confirmed)

Meeting adjourned at 10:15pm