

LAHPOA Board of Directors Meeting Minutes
April 17, 2019
7:01 pm

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

Approval of Agenda: Heather Harris, Louise Ascah

Approval of Minutes: Rick Gallant, second Heather Harris

Community Manager Report – Don Waldorf (as submitted)

Treasurer's Report – Heather Harris (as submitted)

- Four quotes are being collected for painting the Lake House, with painting ideally to be completed before the summer rush.
- Divcon and Pro-Aid will be bidding on the reception desk and the kitchen upgrade.
- Pro-Aid has suggested they would provide good rates/bonus to do exterior trim and upper level stucco.

Parking Lot Paving Update – Rick Gallant

- Substructure of the parking lot is suspect and to do just a resurface is no longer a suitable option. It needs a full scale 'redo'.
- Four inches of asphalt vs. three inches is recommended, though will increase costs.
- Out of all quotes received, Bow Mark Paving looks to be the company to proceed with.
- Next steps will be to contact Bow Mark, update the quote with the more 'heavy duty' approach, moving the original budget of \$50,000 to now be in excess of \$100,000.
- The pathways around the Lake House will be considered for resurfacing while Bow Mark is doing the parking lot, saving some money here.
- The community pathway systems require repair/replace and will be considered for full resurfacing over a three-year period; this likely to cost in the neighborhood of \$100,000 overall as per the Life Cycle Study.

Security System/Card Access Update – Rick Gallant

Rick outlined two options:

The quote from Gateworks is a simpler, cost effective option where board members and staff have a security app on their phone. The previous gate cards can be reused, re-populating the data base. There is a licensing fee of \$1800 US annually. Physically, two gates are to be converted to AC power, the other four gates dedicated to solar power.

The second option would be a fully integrated system using a cellphone network, having all information immediately brought back to the Lake House. New cards would need to be purchased (\$10,000 expense). Solar Panels would need to be upgraded on the four solar-only power gates.

Decision has been deferred to the next board meeting, having Rick continue with his research.

Committee Mandates:

Life Cycle
Water Committee
Landscaping

The Water Committee was reviewed in detail, adjustments were proposed, these now to be presented to the Water Committee for final feedback. Once this is complete the revised Water Committee Mandate to be resubmitted to the board for final approval.

AGM Water Trampoline Conversation/Bylaw Amendments

Discussion continued regarding how to best address this issue with full transparency for the community. The board members present were unable to land on the same page in terms of an approach to be taken at the AGM and a subsequent 'additional' board meeting was held on April 25th, having Heather Harris, Louise Ascah, Glenn Ruskin and Rick Gallant in attendance.

At this April 25th Meeting, it was decided that a voting format be adopted into the traditional proxy form allowing residents to vote:

1. I agree to permit private play structures on the Lake provided owners waives all liability of the Association as per direction from the Board of Directors. No exceptions.
2. I do not support the presence of private play structures on the Lake.
3. I abstain from casting a vote in this matter.

Louise will circulate a draft version of the proxy for approval prior to the Notification Package being printed.

The board will present two Bylaw Amendment votes at the AGM. One to enshrine the responsibility for any future board to revisit the Life Cycle Study every five years. Second one to propose an extension of board term limit to a period of nine years, removing the current three-year term limit. Given that there will be vacancies this year, increased effort will continue to be made to recruit new members.

Meeting Adjourned: 9:25pm. Louise Ascah, second Glenn Ruskin

Next Board Meeting: Monday May 27, 2019