

LAHPOA Board of Directors Meeting

MINUTES

Monday November 18, 2019, 7:00 p.m., Lake House

In attendance: Louise Ascah, Heather Harris, Paul Taylor, George Canyon, Matt Secord, Don Waldorf

Regrets: Don Francis

1. Call to Order; Approval of Agenda
Motion: Heather, Seconded by Matthew
2. Approval of Minutes, October 2019 Board of Directors meeting
Motion: George, Seconded by Paul
3. Community Manager's Report: Don Waldorf
Attached- for the Board's information.
4. Treasurer's Report: Heather Harris
 - 2020 Budget Planning Ongoing
 - No financials were available for the meeting.
 - Heather reported that our lawyer is still pursuing one resident's outstanding fees; resident is avoiding service of documents; we are awaiting next steps by lawyer.
5. Other:
 - Waste Collection Contract
 - Proposal to switch vendors as the level of customer service through GFL is sub standard. We have selected T&T who appear much more responsive to community needs and their pricing is very competitive. They have agreed to hold their rates for 3 years with only adjustment being if tippage fees increase at the landfill.
 - Motion to switch vendors: Paul, seconded by George, Approved Unanimously.
 - Change will likely take effect early in 2020 after the holiday season.
 - Renewal of LAHPOA Insurance Policy
 - Policy renewal from current broker, with very little notice, reflects an increase of 14% for the coming year; rate has increased 60% over the last four years and the board is very dissatisfied with this.
 - Board Chair has written to the broker expressing the Board's displeasure and requesting an update and the rationale behind the industry practice of "insurance blocking" when we attempted to acquire other quotes for the business.
 - There was discussion around alternatives going forward and the Board will determine a course of action over the coming months.
 - New Dunbow Recreation Board Grant Application

- Louise is in the process of submitting a grant application for an ice-resurfer for the lake pathways, which may include a possible cost sharing arrangement. The total cost of the unit is ~\$15,000 and the LAHPOA would propose to pay 25% and applying for a grant of \$10,800.
 - LCS Updates, ie. Quotes for LH Roof Replacement
 - Paul circulated a summary of the three proposals received which were all fairly close in terms of cost. There was discussion around the recommended vendor and agreement to proceed in fall 2020, subject to a grant application being made for partial funding.
 - Playground Fundraising Committee Initiative
 - Residents Jill McNaughton and Diane Anderson have approached the Board with an interest in forming a Playground Fundraising Committee. Louise and Don W. met with them to gain an understanding of their initiative. Louise presented to the Board and it was agreed that there is no downside to determining community interest. We will plan for an Open House in the new year. Louise will request the LCS Committee review the possibility of bringing funding forward earlier than 2027 should we be in the position to seek matching grant support. There are numerous grant opportunities that can be sought out.
 - Private Gardens on Community Property Remediation
 - 216 Isle has ignored all requests to remove their raised beds on private community greenspace. We had Divcon go in and do the work; this cost will be forwarded to the homeowner.
 - 220 Isle failed to remove their gardens as they committed to earlier this year. Don W. has revisited the home and owner indicates they will remove boards by the end of this week. Should the homeowner fail to fully remediate in the spring, we will take steps as above with 216.
 - Off-leash Dog Park Potential
 - In a meeting Louise and Don W. had with Councillor Larry Spilak, Louise raised the question of a possible location for an off-leash dog park, as this was queried by residents at the last AGM. Larry has confirmed that County land adjacent to the playfields is not an option, as it is designated as a public space. The land south of Dunbow Road at the intersection with highway 2A is part of the Alberta Transportation corridor and not an option. We conclude that an off-leash dog park is not possible within our community.
6. Other business:
- a. Neighbourhood Watch- George has again volunteered to investigate the merits of a neighbourhood watch program for the community. He will do research into what is needed and update the board accordingly.
7. Meeting was adjourned at 8:12 p.m.
- a. Motion: Matthew, seconded by Heather

Next meeting: Monday December 16, 2019, 7:00 p.m. in the Lake House