

LAHPOA Board of Directors Meeting Minutes May 12, 2016 at Lakehouse at Heritage Pointe

In attendance:	Louise Ascah Peter Newton	Bryan Dozzi Eugene Nagai
Staff:	Don Waldorf	Brett Oliver
Regrets:	Don Francis	Ryan Sawatzky

Call to order at 7:05 p.m.

1. Meeting Agenda Approved by B. Dozzi & L. Ascah
2. Approval of April 14, 2016 BOD Minutes by P. Newton & E. Nagai
3. Community Managers Report – D. Waldorf
 - a. The Annual General Meeting packages were hand delivered to each residence on April 30, 2016.
 - b. 2016 Membership fees mailed out on February 5, 2016. To date there remains 31 homeowner's fees that remain outstanding. Interest charges are being accrued.
 - c. A problem was encountered with the irrigation pumping equipment upon start up procedures. The preliminary indication is an electrical fault and a new motor may be required and likely maintenance to the pumping unit. The unit is 15 years old. The well sump will have to be pumped out to commence work on the equipment.
 - d. Initial chemical applications (bacterial treatment) to the lake and pond were completed on April 28th with guidance from the supplier.
 - e. Goose control procedures are well underway with reporting to Environment Canada required in July. A significant saving in costs versus contractors used in prior years. (Board thanks Glenn Ruskin).
 - f. Agriterra delivered the lawn maintenance equipment this month with full training provided to the staff.
 - g. Corix finally installed a water meter in the Lakehouse. Atco will be the energy (electricity and gas) provider to the Lakehouse and facilities.
 - h. The garage project is moving ahead with the majority of residents in agreement. Every effort has been made to accommodate nearby homeowner sight lines and concerns. Construction should be well underway during the summer.
 - i. A student job fair was held with interviews with all interested applicants. Job offers were made to 15 of the total of 25 interested applicants.
 - j. The inaugural Earth Day Community Clean Up was held on April 23 with approximately 15 homeowners and staff. Thanks to all that participated. Sponsored by Envirocan.
 - k. Various events planned for the summer months to be posted on the website and bill boards.
4. General
 - a. Garage/storage facility to be positioned further east of the tennis courts to accommodate residence sightline concerns.
 - b. Board approved the replacement of the irrigation pump to ensure adequate irrigation to the community.
 - c. The Water Committee is fully engaged with committee members offering much needed input. Water samples will be discussed with alternative testing companies.
 - d. The Annual General Meeting to be held at Carnmoney Golf Course on June 6, 2016
5. Meeting concluded and adjourned at 9:05 pm.