

## Minutes of the LAHPOA Board of Directors Meeting

Tuesday, February 16th, 2021, 7:00 p.m. M.D.T Via Zoom

Attendees: Glenn Ruskin (Chair), Joanne Scott, Carey Donkervoort, Matt Secord, Brent Fraser, Don Waldorf, Paul Taylor

Regrets: George Canyon

1. Call to Order- 7:05 p.m. Approval of Agenda- Jo & Paul
2. Louise Ascah- Serenity & Launchpad Updates.
  - a. Glenn provided a brief update on the Launchpad project:
    - i. The LAHPOA had received a request from another community group to participate in a legal challenge to the Launchpad development. We declined to participate feeling that we didn't have the potential funds (>\$10k) nor is it the Association's mandate to take on an adversarial role in this situation.
    - ii. There was also a request from the Launchpad developer to participate in a Zoom meeting in early February regarding the project. We declined to participate but Louise did send a note to the President of the other association with suggestions on how to deal with the developer. The Zoom meeting did take place but we have not heard the outcome of that meeting.
  - b. Louise advised that regarding the Serenity development:
    - i. There are 2 documents on the LAHPOA web site from the developer regarding Frequently Asked Questions (FAQs) and a letter detailing their response to a number of questions that had been raised by concerned residents.
    - ii. The developer's letter and in particular their reference to a Calgary Metropolitan Region Board (CMRB) had initiated an exchange of e-mails between Paul T. and Louise regarding the risk of the CMRB dictating a significantly increased density requirement on any new developments in the area.
    - iii. Louise's response explained the steps that the CMRB would have to go through- including obtaining Ministerial approval to any such changes- and that was not likely to happen this year.
    - iv. Louise re-iterated that 2 of the major concerns with the proposed new development, which remain outstanding are: a) the impact on Dunbow Road and changes required as a result of increased traffic; and b) the capacity of Corix's current water and sewage treatment systems to handle the increased demands arising from a new development.
    - v. There was a general reminder that anyone planning to attend the public hearing via Zoom on February 24<sup>th</sup> at 10:00 a.m. must register with the MD by this Thursday, Feb 18<sup>th</sup>.

- vi. In terms of next steps, after the hearing on Feb 24<sup>th</sup>, if a decision by the MD is not postponed, then there would be a further review of the Area Structure Plan (ASP) to allow submission by the developer of the Cell E (Serenity) Sub-division plan for approval in concept by the MD.
  - vii. Prior to that happening, the residents are encouraged to continue writing to the MD to express their concerns and requesting that any decisions regarding the applications be deferred until a) the COVID restrictions regarding public gatherings are lifted; and b) the Municipal elections are held in the Fall, to ensure that we have full representation for District 6 on Council.
  - viii. The Board thanked Louise for her clarification re the above and in reaching out to her contacts in the Provincial government to gain further insight on the direction of the CMRB.
3. Approval of Minutes, January 19th, 2021 Board Meeting- As circulated with the Agenda; Carey & Brent, with one correction to the date of the meeting, which Don had already made prior to circulation.
4. Community Manager's Report: Don Waldorf- Accepted as presented, with the following additions/clarification:
- a. Community Operations:
    - i. The amount of annual fees paid to date of approximately 36% mirrors the same pace as last year. So we are tracking well, after the statements were only mailed 2 weeks ago.
    - ii. As part of our Environment Cda Goose Egg and Nest Disruption Permit, we had also asked for it to include loon control, but that request was denied. The idea was raised of adding more fish to feed the loons and leave enough for the fishermen. This topic was tabled for further discussion.
  - b. Divcon and PLNT Horticulture:
    - i. The Board recognized the great work being done by PLNT and the County in keeping the roads and sidewalks clear after a major snow fall.
  - c. Capital Projects:
    - i. Carey clarified that the Kubota-type vehicle is planned to be replaced by this May, in time for the summer season.  
**Action:** Don W. to obtain 2-3 quotes for a Kubota or similar spec'd equipment in time for presentation at the next Board meeting.
  - d. Alberta Fisheries:
    - i. Don advised that Alberta Fisheries has reclassified the LAHP as a recreational park instead of a commercial venture. This means that our license is valid for 5 years.

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5. Treasurer's Report: Carey Donkervoort- Accepted as presented, with the following discussion:
  - a. Since the January statements are for the first month of the new fiscal year, there is little variance from the budget. As mentioned in the Treasurer's Report, these relate to Wages & Benefits and Building & Equipment Repairs.
  - b. Carey reviewed the Statement of Changes in Net Assets and explained the make up of Unrestricted Funds, Restricted Reserve Funds and Invested in Capital Assets amounts.
  - c. Carey advised the Board that he has tabled for discussion with the auditors next week the LAHPOA's current policy and procedure regarding accounting for Fixed Assets. At the moment, there is one large category for Park Equipment with a relatively fast write off rate over 5 years. This does not accurately reflect the useful economic life of some of those assets and causes our annual amortization expense to be higher than necessary.  
Carey will discuss with the auditors the idea of breaking the assets into sub-categories and applying a more appropriate amortization rate to each class.
  - d. Since there was a slight change made to the 2021 Budget at last month's meeting, the Board unanimously approved the amended budget, which was reflected in the latest version included with Carey's report.
6. Sub-Committee Updates:
  - a. Architectural Controls: Brent advised that the vacant property at 52 Heritage Lake Shores has a conditional sale pending on it. The prospective purchaser has approached Brent to see how flexible the Board would be in allowing a variance to the Architectural Standards currently in place.
  - b. After discussion, it was agreed by the Board that we require all residents, including the prospective purchaser, to adhere to the current standards without variation.
7. New Business:
  - a. None

Meeting Adjourned: 8:42 p.m.

**Next Board Meeting:** Tuesday, March 16th, 2021 at 7:00 p.m. M.D.T. via ZOOM.