

LAHPOA Board of Directors Meeting Minutes May 3, 2017 at The Lakehouse at Heritage Pointe

In attendance: Louise Ascah Mark O'Henly
 Heather Harris Glenn Ruskin Don Waldorf

Regrets: Don Francis Bryan Dozzi

1. Call to order at 7:05 pm. No agenda, this meeting was an informal opportunity to discuss the direction of Association Fee increases to build reserves and plan an approach for the AGM presentation.
2. Don Waldorf provided a quick update on happenings since last board meeting:
 - a. Don will respond to Jim Wagner (AEP) re: questions raised around our lake and its direct relationship with the Bow River and Whirling Disease.
 - b. Aim to have students delivering AGM packages to each household on May 13th.
 - c. Office 365 setup is in process. Our new domain will be lahp.ca. First change will be to email addresses and access to Office 365 SharePoint.
 - d. HP ball diamonds are now booked full time and soccer is running seven days a week. A dragger for the ball diamond will be included in the final DRB summer 2016 grant report. Also included will be additional ball equipment.
 - e. Envirocan working to make purchase of additional green carts possible on their website. At this time, we will permit the purchase of one more green cart per home for a maximum of two per household.
 - f. New truck is coming the end of May; a loaner from South Pointe will be coming May 4th or 5th pending insurance coverage details. Only summer students Dylan, Gillian and Cale will be provided with driver extracts. Brett Oliver & Don Waldorf are primary.
3. Mark O'Henly led discussion around Operating vs. Reserve Funds, determining the size of Reserve Fund, his findings from comparables with Lake Bonavista:
 - a. Our direction will be best served by hiring a consultant to perform a Life Cycle Study, providing an asset inventory to serve as the basis for a long-term maintenance plan.
 - b. Based on these findings, we can determine what fee amount needs to be added annually, over and above annual operating costs, to build reserves to the level our Life Cycle Study will recommend.
 - c. In 2018, we will add a \$100 RF Adjustment plus CPI to the 2017 fee. This will mean an 8 – 10% increase in 2018. The 2019 fee will then be 2018 plus CPI. Adding the RF Adjustment annually will continue until the RF meets predictable Life Cycle expectations.
 - d. Discussion around framing the need for this increase at the AGM followed.
 - e. Board members present agreed unanimously to a motion to support this proposed methodology.

Next regularly scheduled meeting: Tuesday May 23, 2017

7:00 p.m., in the Lake House