

LAHPOA Board of Directors Meeting Minutes September 22, 2016 at The Lakehouse at Heritage Pointe

In attendance:	Louise Ascah	Mark O'Henly	Bryan Dozzi
	Heather Harris	Don Waldorf	Larry Spilak (Mayor of MD Foothills)
Absent:	Glenn Ruskin	Don Francis	

1. Call to order at 7:00 pm.
 - a. Approval of minutes of August 25th meeting motioned by Mark and seconded by Heather
 - b. Approval of agenda motioned by Heather and seconded by Mark.
2. MD Update from Larry Spilak (Larry left following his update)
 - a. House from MD purchased property next to fire hall has been moved. Remaining items will be removed over the next 2 – 3 weeks. Community will be consulted on MD plans to develop the land.
 - b. Separate school has now opened at Heritage Heights.
 - c. City of Calgary is now planning to only annex 1/3 of land originally proposed under the current IDP negotiations. Another open house is planned for this fall.
 - d. Western Feed lot is closing in High River.
 - e. Letter from Canada Post out in October about change from DeWinton to Heritage Pointe.
 - f. Knowlton family has donated train park off of Hwy 2 to MD & Okotoks. A foundation with public access will be established.
 - g. MD bylaw only works weekdays, RCMP for evenings and weekends. Recommends that pictures be taken and forwarded of suspected infractions.
3. Financial Update (refer to treasurer's September report)
 - a. Heather and Mark updated group on the financials to August 31st. Still working on getting costs coded properly, and month-by-month budget.
 - b. Questioning need for loan on garage. Plan to use reserve funds for this project, and get LOC from ATB.
 - c. Will estimate CPI to notify community in next newsletter about expected 2017 fees. May ask for e-mails with the 2017 payment so that we can push electronic payment plans for 2018.
 - d. Legal council working on recouping fees from 2 remaining delinquent residences.
4. Community Manager's Report (refer to monthly report from Don)
 - a. Lakehouse fall hours – Sat & Sun (Noon – 5:00 pm) for Sept.
 - b. Graham has mapped out utilities on lake house site
 - c. Should be able to meet minimum wage increases with reduced staff/hours in 2017.
 - d. Barry Developments thinks that that LAHPOA owns the area of and around the mail boxes. We think the MD owns the area. Don to contact MD to clear up, and determine maintenance responsibilities.
 - e. Still working with Fortis on light standard installs, and MD for three trees we're owed.
5. General
 - a. Garage Status - priority of work;
 - i. Shaw rerouting has been completed.
 - ii. Still waiting on Fortis to move line and install new transformer (next week?!)
 - iii. Irrigation trench dug and ready for line installation
 - iv. Plannit will go ASAP with November target completion date.
 - b. Lakehouse Repairs
 - i. E2K preliminary findings sent out. Final report should be available next week.
 - c. Water Committee
 - i. Aeration system is operation again, but all stations not working properly. Will shut system down with first ice.
 - ii. Upper lake pond to be shut down to allow pond to drain prior to sprinkler blow-out.
 - iii. Fall stocking program on hold until Allen Trout Farms gets clearance regarding whirling disease (600 fish – 14" [2lb]).
 - iv. Surge protection/O2 meter may need to be added to 2017 budget.

- d. Garbage Bins
 - i. Cost of bins to be a 'one-time' fee or take out of annual fees and pay with reduced tipping fees over several years. Special meeting needed for one-time fees.
 - ii. Don to arrange meeting with Envirocan to discuss fees, MD tipping rules, and payout of garbage/recycling/composting proposal. [\[Meeting scheduled for Oct 12th @ 5:30\]](#)
 - e. Landscaping Committee presented four projects reviewed over the summer. One project did not follow agreed upon plan, however, our bylaws do not allow for any material enforcement.
 - f. 2017 BOD priorities (refer to presentation prepared by Mark)
 - i. Bylaws & Standards (Mark/Louise)
 - 1. Pull from other communities. Table of contents by Oct BOD meeting.
 - ii. Welcome Guide (Mark/Louise/Don)
 - 1. Don to provide FAQ. Start now and have ready for Oct BOD meeting.
 - iii. Budget/Financials (Mark/Heather/Don)
 - 1. Plan first draft for Nov BOD meeting.
 - iv. Infrastructure – landscaping/sidewalks
 - v. IT Infrastructure
 - 1. New website platform
 - 2. Cloud storage for shared data (budget/water quality stats/trending data).
 - vi. Don and Brett to create job descriptions for themselves
 - vii. BOD roles and responsibilities
 - g. Funding for Canada 150 celebrations needs to be made 30 weeks in advance of event.
6. Meeting concluded and adjourned at 9:35 pm.
7. Next meeting scheduled for Wednesday October 12, 2016 at 7:00 pm.