

Minutes of LAHPOA Board of Directors Meeting

Thursday, September 19, 2019

7:00 p.m. at the Lake House

In Attendance:

Louise Ascah, Don Waldorf, Heather Harris, Matthew Secord, Paul Taylor

Regrets:

Don Francis, George Canyon

1. **Call to Order; Approval of Agenda:** Heather Harris, Matthew Secord, with two additions: discussion of GFL Waste Removal Contract and motion to pass mandate of Life Cycle Committee.
2. **Approval of Minutes, July 2019 Board of Directors meeting:** Heather Harris, Matthew Secord, with notation to add Paul Taylor as in absentia from that meeting.
3. **Community Manager's Report: Don Waldorf:**
 - See Don's report attached to these minutes.
4. **Treasurer's Report: Heather Harris:**
 - See Heather's report with year-to-date budget numbers, attached to these minutes.
 - Financials indicate that we are forecasted to end this fiscal year with a slightly better than budget Net Operating Income, barring any significant unknown invoices to be received.
 - From the Capital Reserve account, we incurred higher costs than budgeted, primarily due to the increased cost of milling and replacing the parking lot, due to underlying aquifer problems.
5. **Other:**
 - a) **LCS Committee Report: Paul Taylor**
 - See the attached minutes of the Asset Life Cycle and Reserve Fund Committee Meeting - Sept 19, 2019.
 - **Motion:** That the Board approve the mandate of the Asset Life Cycle and Reserve Fund Committee as presented. **Approved Unanimously**
 - The Committee had reviewed the detailed line items on the spreadsheet for 2020 and 2021 and made revisions as deemed appropriate in terms of amounts and timing. The spreadsheet was also updated to reflect actual costs for 2018 & 2019.
 - Several items that had been raised in e-mail correspondence are included in the LCS spreadsheet, including: lake house roof repairs, upper fountain repairs, front entrance sign stone work, docks- fixed & floating, Kubota.
 - There was agreement that we would work with Divcon to outsource the outfitting, maintenance & repair of their larger Kubota for our use during the winter in exchange

for a daily rental fee. The exact rental terms will be negotiated with Divcon in the coming weeks.

Action: Len H. to arrange with Divcon.

- Next step will be to assign responsibilities for lead on each of the 2020 expenditures for obtaining quotes and assisting the Community Manager in overseeing the projects, as required.

b) Security System/Gate Access Update- Don Waldorf

- The system is ready to go with the app for smartphones; e-mails have been sent to all residents who requested the app with a letter from GateWorks explaining how to download the app.
- The cards are activated differently and are being worked on presently. Once the cards are live, the residents who requested cards will be contacted to advise them that the cards are available for pick up at the Lakehouse.

c) Preliminary 2020 Budget Planning – All

- This item was covered during the discussion on the year-to-date financial, so no further discussion was required.

d) Renewal of LAHPOA Insurance Policy

- Due to the excessive price increases from our current carrier, it was decided that we would check the market to determine if better options are available.
- **Action:** Don W. to contact other brokers for competitive quotes.

e) Water Committee Meeting Minutes- attached

- Minutes were reviewed and no questions/actions were raised- accepted as presented.

f) Proposed Termination of GFL Contract- Don Waldorf

- See proposal document
- After discussion, it was agreed that Don W. would approach T&T for a quote and draft contract on handling all of our waste disposal requirements.

Meeting was adjourned at 8:40 p.m. Paul Taylor, Matthew Secord

Next Meeting: Monday, October 21, 2019 Federal Election Day- Don't Forget to Vote