

Welcome!



Annual General Meeting

Lake at Heritage Pointe Owners Association

July 9, 2020



Your Board of Directors 2019/2020

- Louise Ascah
 - Chairperson/Communications & Social Media/Community Spaces Committee
- Don Francis
 - Vice Chairperson/Architectural Controls Committee Lead
- Paul Taylor
 - Secretary/Life Cycle Committee Lead
- Heather Harris
 - Treasurer/Community Spaces Committee Lead
- George Canyon
 - Director/Water Committee Lead
- Matthew Secord
 - Director
- Don Waldorf
 - Community Manager



Quorum & Proof of Notice of Meeting

- Proxy Appointments Received: 17
- Number of Registered Participants: 79
- Proof of Notice of Meeting:
 - Email and Facebook posts June 24, 2020
 - Door drop of AGM package June 25, 2020



Approval of Agenda/2019 AGM Minutes

- Proxy Appointments Received: 17
- Number of Registered Participants: 79
- Minutes delivered by door drop June 25, 2020



Agenda

Thursday July 9, 2020 Via Zoom Teleconference

1. Host will begin process of accepting registrants to meeting beginning at 4:45 p.m.
2. Presentation will commence 5:00 p.m.
3. Introduction of Board Members
4. Confirmation of Quorum/Proof of Notice of Meeting
5. Approval of Agenda 2020
6. Approval of Minutes, AGM 2019
7. Board Chair's Report/Treasurer's Report
8. Election of Board of Directors for 2020/2021 Term
9. Adjournment

Update from Foothills County

Councillor Larry Spilak



- Aldersyde: Water Licenses and Storage Reservoir
- Mill Rate Increase
- Traffic Circle Entry to into Heritage Lake Community
- Cannabis Operations
- Development and Building Permits
- CMRB and Calgary Regional Board
- Dunbow Recreation Board Local Pathway System

Larry.Spilak@foothillscounty.ab.ca

(403) 510-1266

Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020

- Renovation of Lake House Reception and Kitchen Spaces Completed
- Lake House Interior & Exterior Painting Completed
- Parking Lot Replacement Completed
- Security System Upgrades Completed
- Lake House Roof & Gutters Replacement
- Upper Lake Fountain Replacement
- Aeration System Diffuser Replacements
- Stain & Replace Floats to Lake Stationary Dock



Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020

- Lake House Renovations & Improvements
 - \$38,000
 - Interior & Exterior Painting
 - Remodel of Reception Desk Space
 - Remodel of Kitchen Cabinetry



Infrastructure: Strengthening Our Brand

- Lake House Interior Views



Infrastructure: Strengthening Our Brand

- Lake House Interior Views



Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020

Community Parking Lot and Lake House Pathways

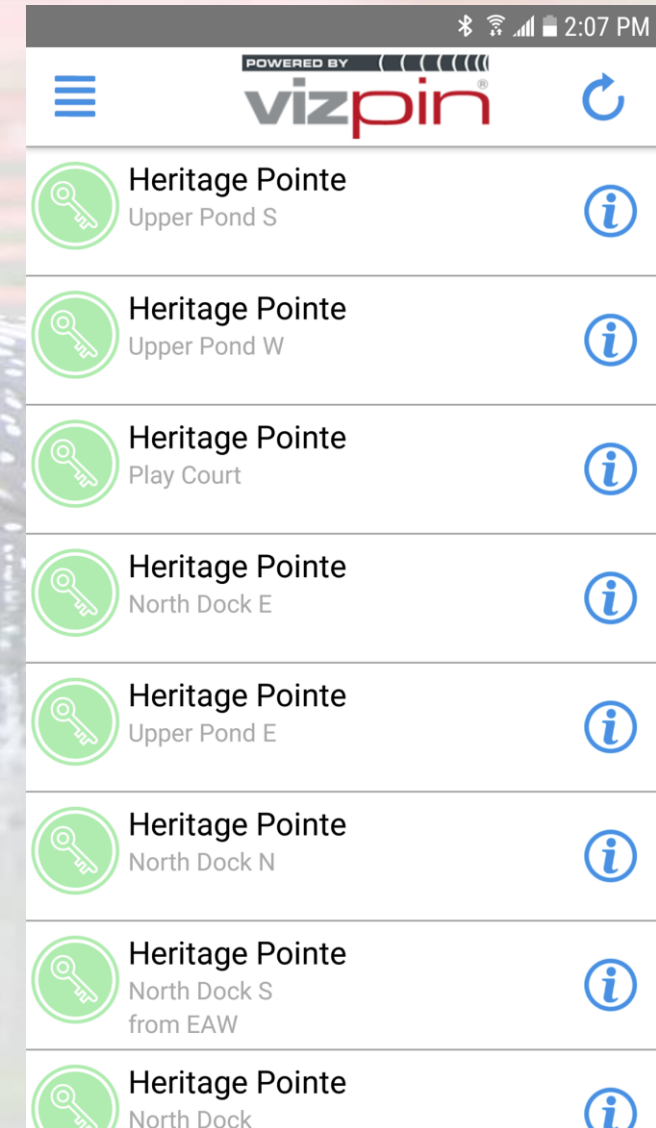
- \$112,000
- Remove Old Asphalt and Excavate to 1 ft. Depth
- Install Weeping Tile Drainage System
- Backfill with 12 inches of Gravel
- Place and Compact 4 inches of Asphalt
- Resurface Lake House Pathways
- Project completed July 2019



Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020 Community Security Systems

- \$59,000
- Upgrade Existing Access Gate System including Control System, Solar Panels and Batteries
- Install Security Cameras at Community Entrances
- Introduction of VIZpin App and new Proximity Reader Cards
- Full Changeover of Access Mechanism in Spring 2020



Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020

Lake House Roof & Gutter Replacement

- \$25,000
- Replace Shingles, Gutters and Downspouts
- Construction work to begin in September
- *Alberta CFEP Grant* Application Submitted for 50% Expense Offset (matching grant)
 - Notification of Grant Application Success anticipated by July month-end

Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020 **Upper Lake Fountain Replacement**



- \$9,000
- Original Fountain Failed in Fall of 2019
- New Design Being Studied
- Installation mid-summer

Infrastructure: Strengthening Our Brand

Priority Capital Improvements 2019/2020 Main Dock & Aeration System

- \$3,000 Main Dock
- Staining of Surfaces and Replacement of Floats
- \$4,500 Lake Aeration System
- Replacement of Aged Diffuser Heads



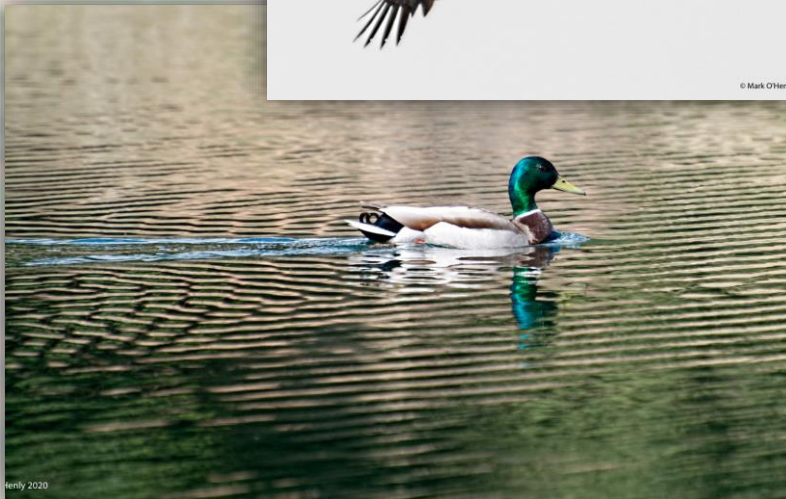
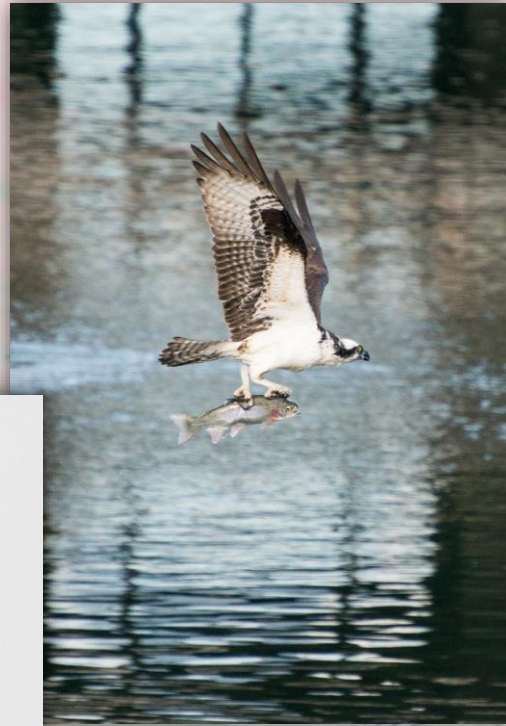
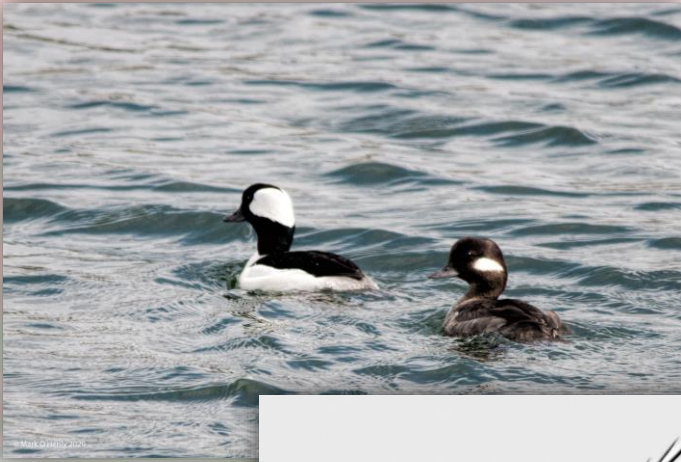
Our Aquatic Ecosystem

Fish Stocking & Lake Health

- 500 Brook Trout introduced in April
- 500 Rainbow Trout coming this Fall
- No tests conducted for Whirling Disease in 2019 or 2020
- The LAHPOA has contracted ALS Environmental Services to monitor the Lake for total coliforms and E. Coli in the absence of this service through AHS in 2020.



Our Aquatic Ecosystem

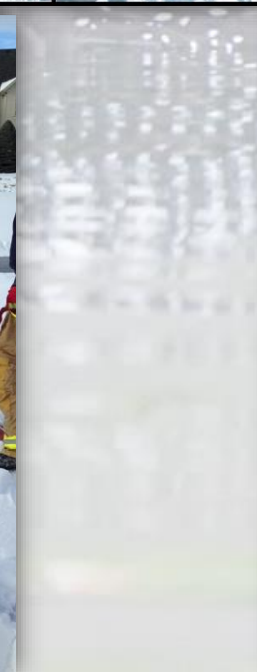
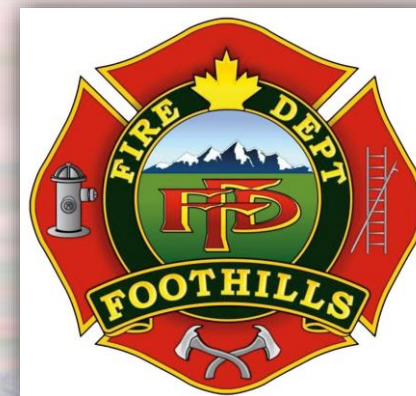


Formation of a Playground Fundraising Committee Rebuild the Isle Playground in 2021/2022 and Plan Ahead for More

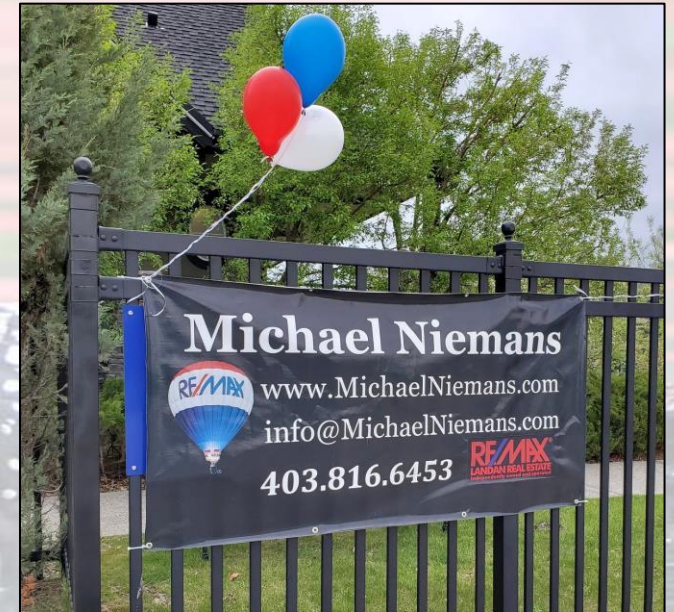
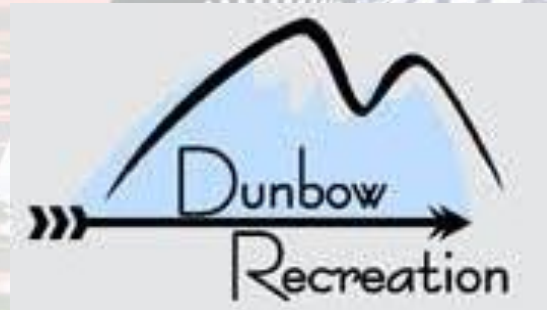
- Committee of Residents with a Vision
- What would a New Playground Look Like?
- Online Questionnaire for Greater Engagement
- Fundraising to Support Grant Applications
- Liaise with the Board's Life Cycle Committee



Community Partnerships!



Community Supporters!



Community Programs & Events!



Treasurer's Report

Financial Stability:
Now and in the Future



Financial Results Agenda

- 1) Fee Collection Status
- 2) Operating Funds vs Reserve Fund Contributions
- 3) Three year Revenue
- 4) Three year Operating Expenses
- 5) 2020 Expense Budget
- 6) 2019 Reserve Fund Draws
- 7) 2020 Reserve Fund Draws
- 8) Reserve Fund Balance



Fee Collection Status

- Three of your neighbours have not paid 2020 Annual Fees and their files have been turned over to our legal representative for collection.
- One file includes collection for both 2019 and 2020.
- Unfortunately, delinquent accounts accrue significant amounts in interest and legal fees.

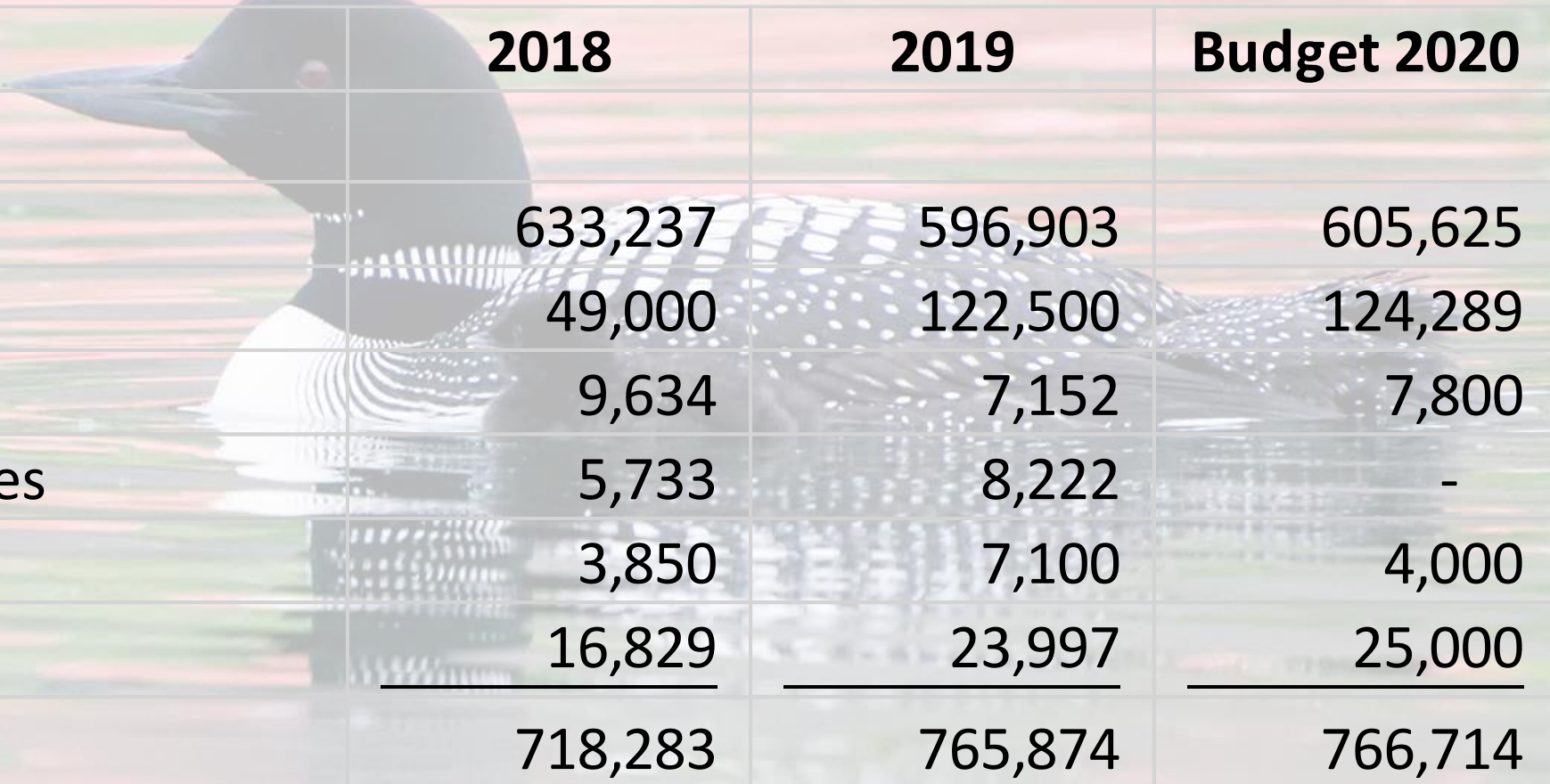


Operating Funds vs Reserve Funds

- As of 2019 the Association Annual Fee Invoice clearly differentiates between Operating Funds and Reserve Funds.
- Operating Funds cover: Recurring Annual Expenses such as Green Space & Gardens Maintenance, Snow Removal, Irrigation, Lake Water Quality, Insurance, Staff and Administration
- Reserve Funds cover: Major Repairs and Capital Items such as Lake House Roof Replacement, Beach Sand, Parking Lot Repair, Interior and Exterior Painting



Three Year Revenue Comparison



	2018	2019	Budget 2020
Revenue			
Operating Fees	633,237	596,903	605,625
Reserve Contribution	49,000	122,500	124,289
Facility rental	9,634	7,152	7,800
Interest and Other recoveries	5,733	8,222	-
Grants and Sponsorship	3,850	7,100	4,000
Recovery from County	16,829	23,997	25,000
TOTAL	718,283	765,874	766,714

Three Year Operating Expense Comparison

OPERATING COSTS	2018	2019	2020
			Budget
Wages and Consulting Fees	191,658	173,004	175,650
Landscaping, Snow Removal, Lake Mtnce	122,762	104,431	151,550
Irrigation	27,342	34,457	20,000
Office Expenses	10,761	19,026	21,040
Equipment Repair Maintenance	51,954	86,263	55,000
Professional Fees	11,952	11,338	12,500
Insurance	12,681	16,003	20,000
Electricity and gas	23,001	23,170	31,300
Water and Sewer	3,008	2,355	2,750
Waste Management	140,959	132,473	150,000
TOTAL	596,077	602,518	639,790

2019 Reserve Fund Draw

Projects	Budget	Actual	Variance	
Replace/upgrade access control system	50,000	58,831	(8,831)	
Sand and Stain docks (2 fixed; 1 floating)	3,000	2,735	265	
Three stream waste	10,000	12,895	(2,895)	
Aeration compressors rebuild	3,000	3,830	(830)	
Replace Lakehouse Deck surface	25,000	26,737	(1,737)	
Replace service Desk, kitchen cabinets	10,000	26,688	(16,688)	Under estimated
Paint Exterior trim on Lakehouse	5,000	4,600	400	
Paint Interior walls and ceilings in lakehouse	5,000	6,735	(1,735)	
Mill and replace parking lot; lakehouse pathway	55,000	112,111	(57,111)	Under estimated
Replace snow removal tractor	18,000	-	18,000	defer for couple years
Top Up Beach Sand	12,000	5,000	7,000	
Tree replacement	10,000	3,350	6,650	
Elm scale treatment (LAHPOA trees)	1,215	1,213	2	
Elm scale treatment (County trees)	7,075	7,075	-	recovered from County
Permanent lighting for lakehouse	9,000	8,905	95	
Signs	-	4,866	(4,866)	
Concrete steps at beach and for signs	-	4,269	(4,269)	
TOTAL	223,290	289,840	(66,550)	

2020 Reserve Fund Plans

Replace Lake House roof and eavestrough	25,000	
Replace Lake House Water Heaters	7,300	if required
Upgrade Lake House Lower level lighting	5,000	defer to 2021
Upgrade/relace two security cameras for beach area	5,000	defer to 2021
Upper Lake Pathway and North Dock	50,000	defer to 2021
Replace Aeration system diffusers	4,500	
Replace Upper Pond fountain	9,000	
Stain and add new floats to LH stationary dock	3,000	
DRB grant contribution allowance for ice surfacer	5,000	Grant cancelled
TOTAL	113,800	
Less Deferrals/cancelled	65,000	
Revised Total	48,800	

Reserve Balance Plan



Reserve Opening Balance 2020	209,617
Reserve Contribution	124,289
2020 Reserve Draw	48,800
Interest on reserve	3,800
Budget Ending Balance	288,906

Election of Board of Directors 2020/2021 Term

Standing for Re-Election:

- Paul Taylor (4th term)
- Matthew Secord (2nd term)
- George Canyon (2nd term)

Retiring Board Members:

- Louise Ascah (6 years)
- Heather Harris (5 years)
- Don Francis (5 years)

New Nominations:

- John Haverko
- Jo Scott
- Carey Donkervoort
- Brittany Zimmerman
- Brent Fraser
- Jennifer Leudy
- Glenn Ruskin



Jo Scott

Election of Board of Directors 2020/2021 Term

My husband & I, along with our 13-year old son, have lived in the Heritage Pointe community for three years and enjoy the community spirit and events we are privileged to have. Originally from New Zealand, having a real sense of community is a refreshing change for me and this has prompted me to stand for election to the Board.

During the short time I have lived in this community we have seen some amazing progress, like the improved standard of grounds care, the brilliant work that Don & his team do at the Lake House with events & the starting progress to development of a committee for playground "refreshment" that was earmarked before COVID came. I would like to help continue and develop our community by being part of the leadership team.



Brent Fraser

Election of Board of Directors 2020/2021 Term



I am the owner of Rock Creek Builders, I have been building in the community for years, first as a site super for a home builder (25 years ago). Since then, I have done new homes and renovations under my company.

I have lived in the community for 15 years, in five different houses. I know the area and history of the community well and believe I could be an asset to the Board.

Matthew Secord

Election of Board of Directors 2020/2021 Term

My wife Jessica and I have lived in Heritage Pointe since 2014. We have three daughters that will all be attending Heritage Heights School next year, our youngest entering Kindergarten.

This last year was my first year serving on the Board as well as participating on the Life Cycle Committee.

I have been in Civil Construction managing projects from Constructing Communities to the Calgary Ring Road to development of Oil Sands Mines.

My extensive background and knowledge of various land development projects contributes to the Board and Life Cycle Committee as the projects we as a community are going to undertake, I have constructed in the past.

I enjoy fishing, beach days with our children and you will often see me out and around the neighborhood with our dog Sullivan.



John Haverko

Election of Board of Directors 2020/2021 Term



My family has lived in Heritage Pointe since November 2017, previously living in Calgary. I am married to Tanya and we have three children aged 15, 19 and 22.

I have been a small business owner in the Oil and Gas industry for the past 13 years and a member of the Board of Directors of my business' Condo Association for the past six years.

I would like to join the board of directors for LAHPOA as I would like to be more active in my community and believe I can contribute in a positive way.

Carey Donkervoort

Election of Board of Directors 2020/2021 Term

I am currently retired from full time work and would like to get involved with the LAHPOA. My wife Catherine and I moved to the community in October 2018. We both love living here and plan to stay for the long term. With my background in Finance & Administration, I'm looking to stay active in providing community support.

I have 38 years of work experience in Finance, Accounting and HR roles in Hospitality, Real Estate, Retail, Education and a Not for Profit Organization. These include The Banff Centre for Education, Yellowstone to Yukon Conservation Initiative and Fairmont Resorts among others. With these, I was responsible for overall financial integrity of operations, directing and developing all Finance, Accounting and Treasury related activities.

I look forward to the opportunity to serve and support the LAHPOA.



Brittany Zimmerman

Election of Board of Directors 2020/2021 Term



I have been living in Heritage Pointe for over three years. I have three young children and am a realtor who grew up 15 minutes away from here.

With a strong love for our community I am interested in joining the Board to assist with changes and representing a voice for the many new and younger families who are moving in.

Paul Taylor

Election of Board of Directors 2020/2021 Term

I am a retired executive, presently working on consulting assignments of interest.

My wife and I have lived in the Lake at Heritage Pointe community for four years. I have served on the LAHPOA Board for the past three years, currently in the role of Secretary and Lead on the Life Cycle Study Committee.

Throughout my life I have held several volunteer positions with non-profit and community organizations, including Chair of the Keyano College Foundation in Fort McMurray

I am interested in continuing to serve on the Board to ensure that the quality of standards within the community meet the expectations of all residents.



George Canyon

Election of Board of Directors 2020/2021 Term



George proudly served on the HOA Board this past year as a Board Member and Board representative on the Water Committee. He and his family have resided in beautiful Heritage Pointe for the past four years.

George and his wife Jennifer have built a successful entertainment business over the past 30 years. In addition to his music talents, George's strong leadership and business skills have allowed him to focus his knowledge on strategic planning, creating budgets, negotiating contracts, driving projects forward, public relations, and the opportunity to work with many charitable foundations over the years.

George believes in creating and sustaining a strong community where resident engagement is placed first and foremost in HOA decision making. He is proud to submit his name again for service to our dynamic community as a returning Board Member for the 2020 - 2021 term.

Jennifer Leudy

Election of Board of Directors 2020/2021 Term

Jen's professional background is in communications and marketing and, in 2007, she launched Seven Ink Design, a freelance marketing consultation firm offering communication planning, marketing consultation and a full range of graphic and web design solutions.

She still works part time, but currently, the majority of her time is spent being a mom to her two young boys - three and five years old.

Jen currently sits on the De Winton Preschool board but would like to further her community involvement and is eager to bring a voice to the growing number of young families within the community. Her family has resided in the community for eight years.



Glenn Ruskin

Election of Board of Directors 2020/2021 Term

Respectfully submitting my nomination to potentially rejoin the Board of Directors at Heritage Lake. I was lucky enough to be part of the Board for a three-year term during 2015 – 2018.

It was an exciting time to be on the board back then - going through the transition of moving to a more contractor based set up as well as the introduction of the Life Cycle Study.

In the interim, I have been keeping busy in the community with the Water Committee; providing clinics for ice fishing and fly fishing and helping out with the Fishing Derby.

My day job at 'Soft Rock' 97.7FM as a General Sales Manager has provided me with the ability to develop creative solutions to various challenges as well as becoming an effective communicator.

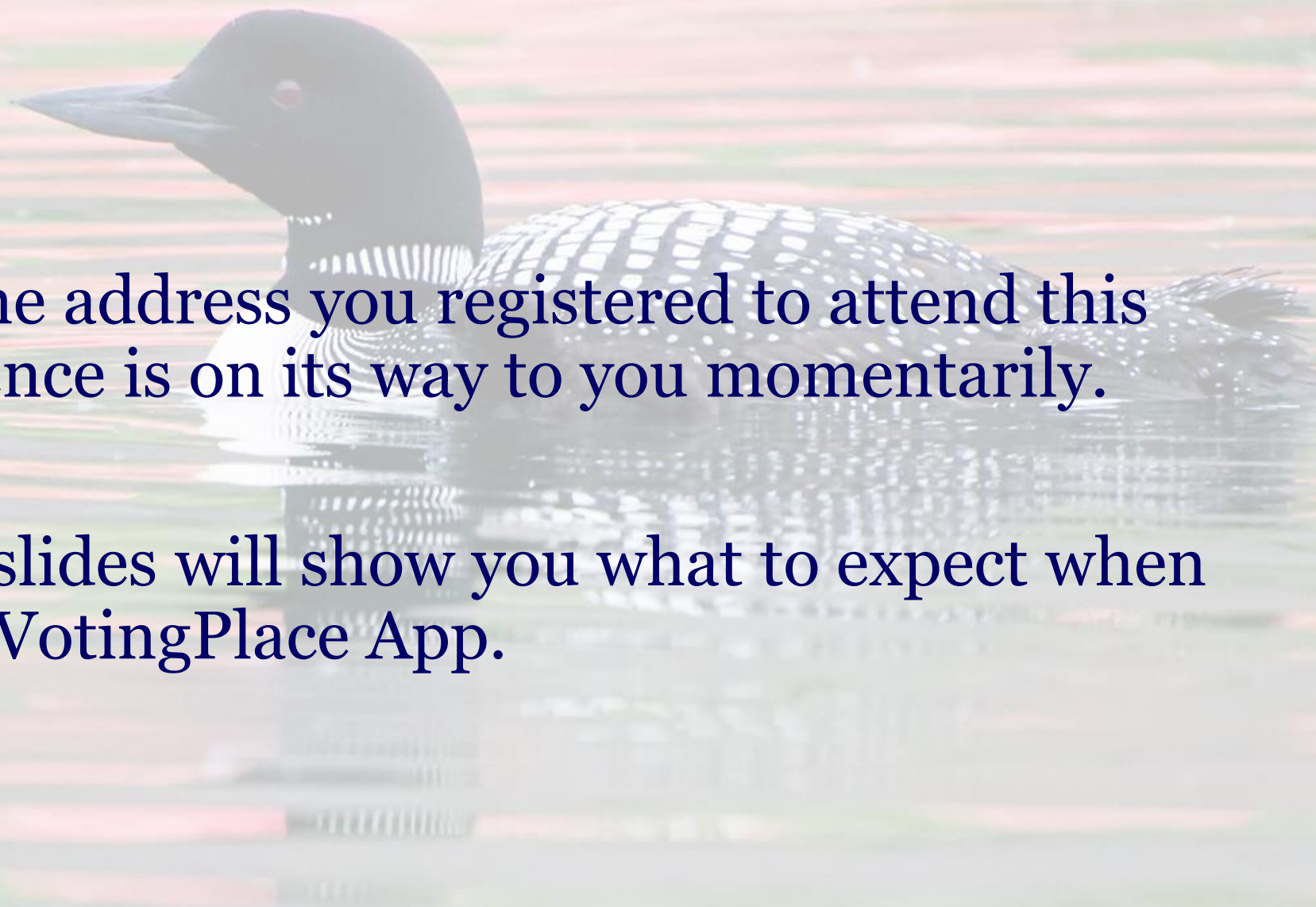
We have been proud residents of Heritage Lake for over 10 years now and look forward to many more.



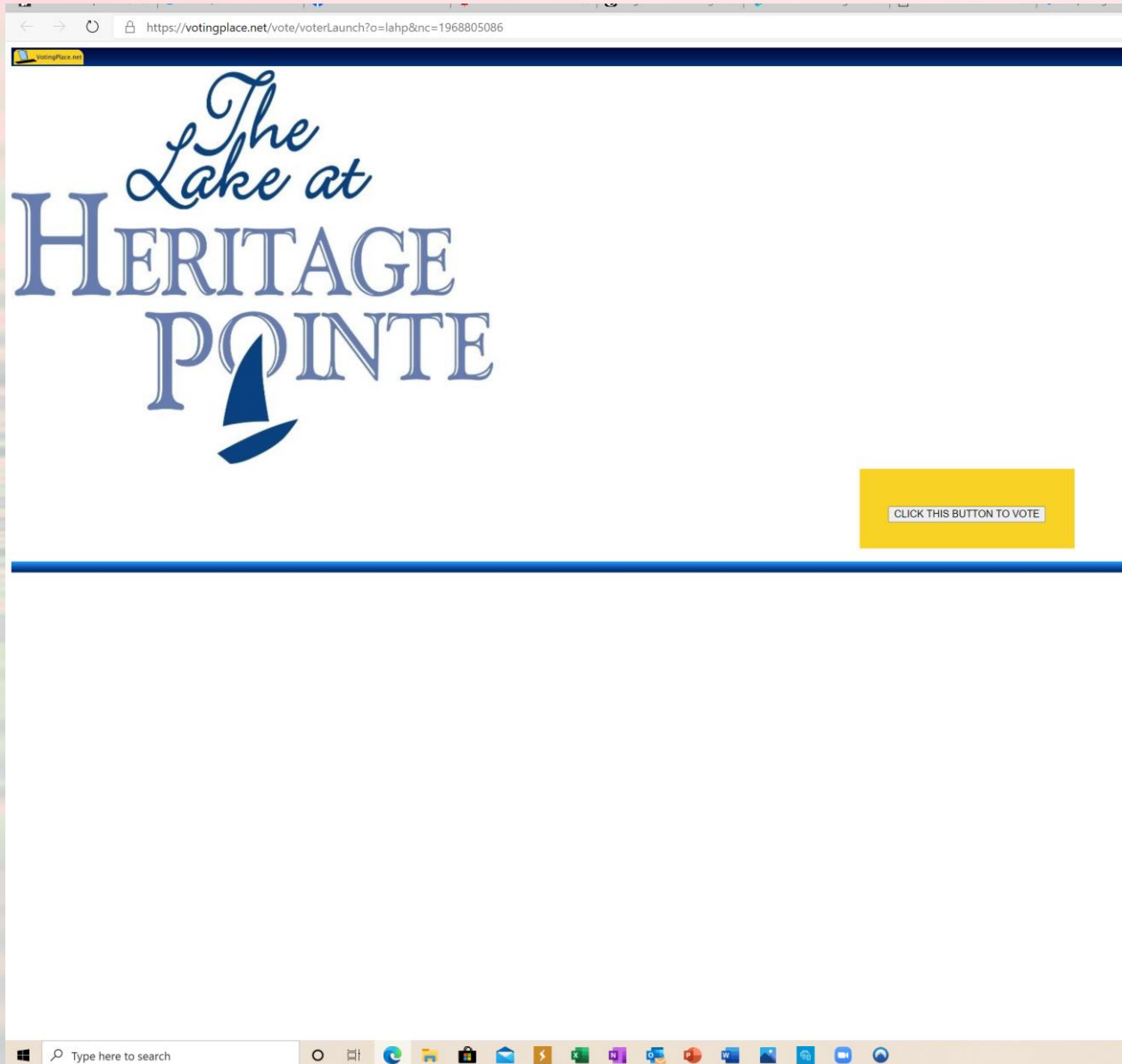
*Election of Board of Directors
2020/2021 Term*

Cast your Ballot

- An email to the address you registered to attend this Zoom conference is on its way to you momentarily.
- The next few slides will show you what to expect when you open the VotingPlace App.



Election of Board of Directors 2020/2021 Term



- The VotingPlace app will open with this screen.
- Click the yellow button to begin.

VotingPlace.net - secure online voting - Personal - Microsoft Edge
https://votingplace.net/vote/voterLogin?o=lahp&nc=1968805086&la=0

Log in To Vote

The Lake at HERITAGE POINTE

Please identify yourself so that you can cast your vote.

Privacy Statement:
The information that you provide here will be used only to authenticate you as an eligible voter. The information will not be disclosed and will not be associated in any file or database with the vote that you cast. Your authenticating information, and your vote choices, are transmitted through an encrypted protocol, and your vote choices are stored in an anonymous and encrypted form.

First Name (Given Name):
Last Name (Family Name):
Email Address:

Log In to Vote

Please identify yourself so that you can cast your vote.

Privacy Statement:
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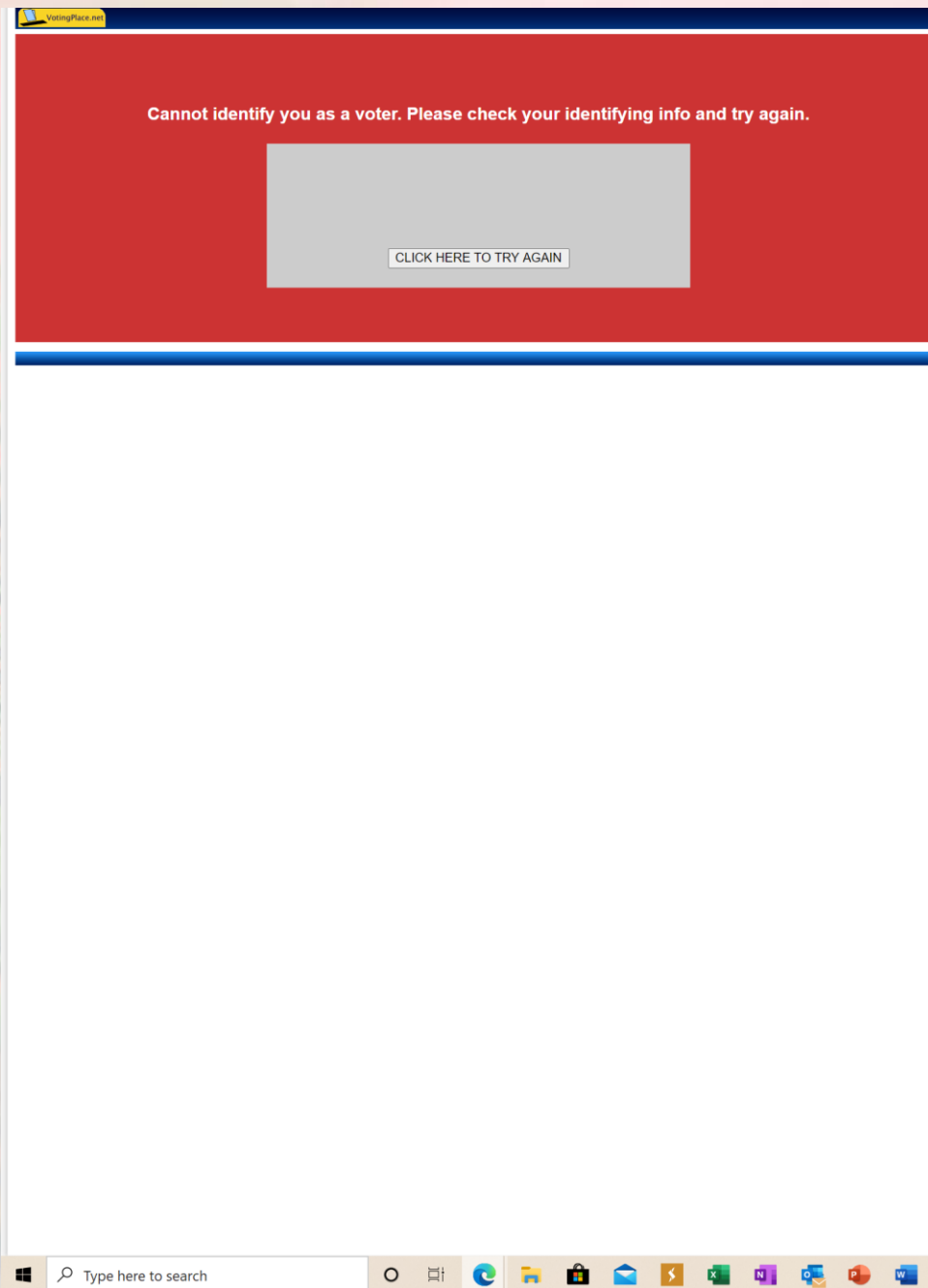
First Name (Given Name):
Last Name (Family Name):
Email Address:

Log In to Vote

Election of Board of Directors 2020/2021 Term


- Enter your identification in the fields shown.
- Only ONE first name please. If you registered to participate and described yourselves as “John and Mary Smith”, enter the first name in that couple designation, e.g. “John” in the First Name field.
- Click “Log in to Vote”

EXAMPLE



Election of Board of Directors 2020/2021 Term

- If you're unsure of how you registered and enter the wrong name, e.g. "Mary", you will receive this error message. Click "Try Again" to return to the previous screen.
- This system check will also ensure that no unregistered participant may vote.
- TROUBLES? Email Don Waldorf at dwaldorf@lahp.ca NOW.

 BALLOT

The Lake at HERITAGE POINTE

LAHP Board of Directors
TEST #2

Reformat for [LARGE PRINT](#)

Please select up to seven (7) candidates from the following list. Current Board members are listed as Incumbent.
Mark at least 1 and at most 7 choices. To mark a choice, use your pointing device (mouse) to click on and place an X in the box that is on the same row as your choice

<input type="checkbox"/>	Donkervoort, Carey
<input type="checkbox"/>	Haverko, John
<input type="checkbox"/>	Fraser, Brent
<input type="checkbox"/>	Ruskin, Glenn
<input type="checkbox"/>	Canyon, George (Incumbent)
<input type="checkbox"/>	Leudy, Jen
<input type="checkbox"/>	Secord, Matt (Incumbent)
<input type="checkbox"/>	Scott, Jo
<input type="checkbox"/>	Zimmerman, Brittany
<input type="checkbox"/>	Taylor, Paul (Incumbent)

Election of Board of Directors 2020/2021 Term

- Successful identification will take you to the ballot.
- You may mark the ballot by clicking on the box to the left of the candidate's name.
- A maximum of SEVEN candidates may be marked.
- Click "Submit Your Vote".

https://votingplace.net/vote/voteRecorded?o=lahp



Your Vote Has Been Recorded.

This browser window will disappear in 10 seconds to protect the privacy of your vote.

Election of Board of Directors 2020/2021 Term

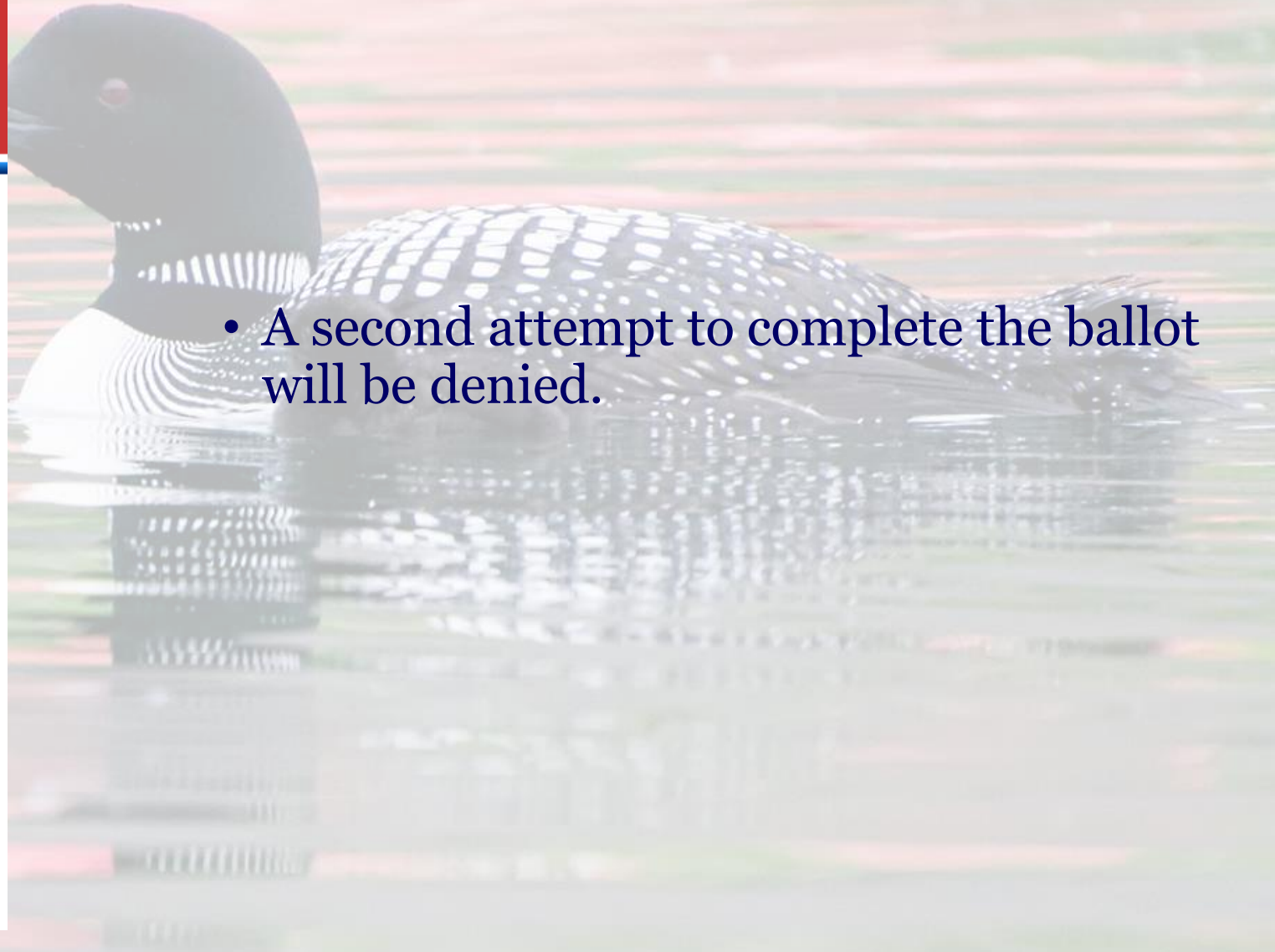
- You will be met with this screen following the submission of your vote. It will disappear automatically.
- You may exit the App.

The voter you identified has already voted. If you are really the voter you identified and you are certain that you have not voted yet, please contact election/referendum officials.

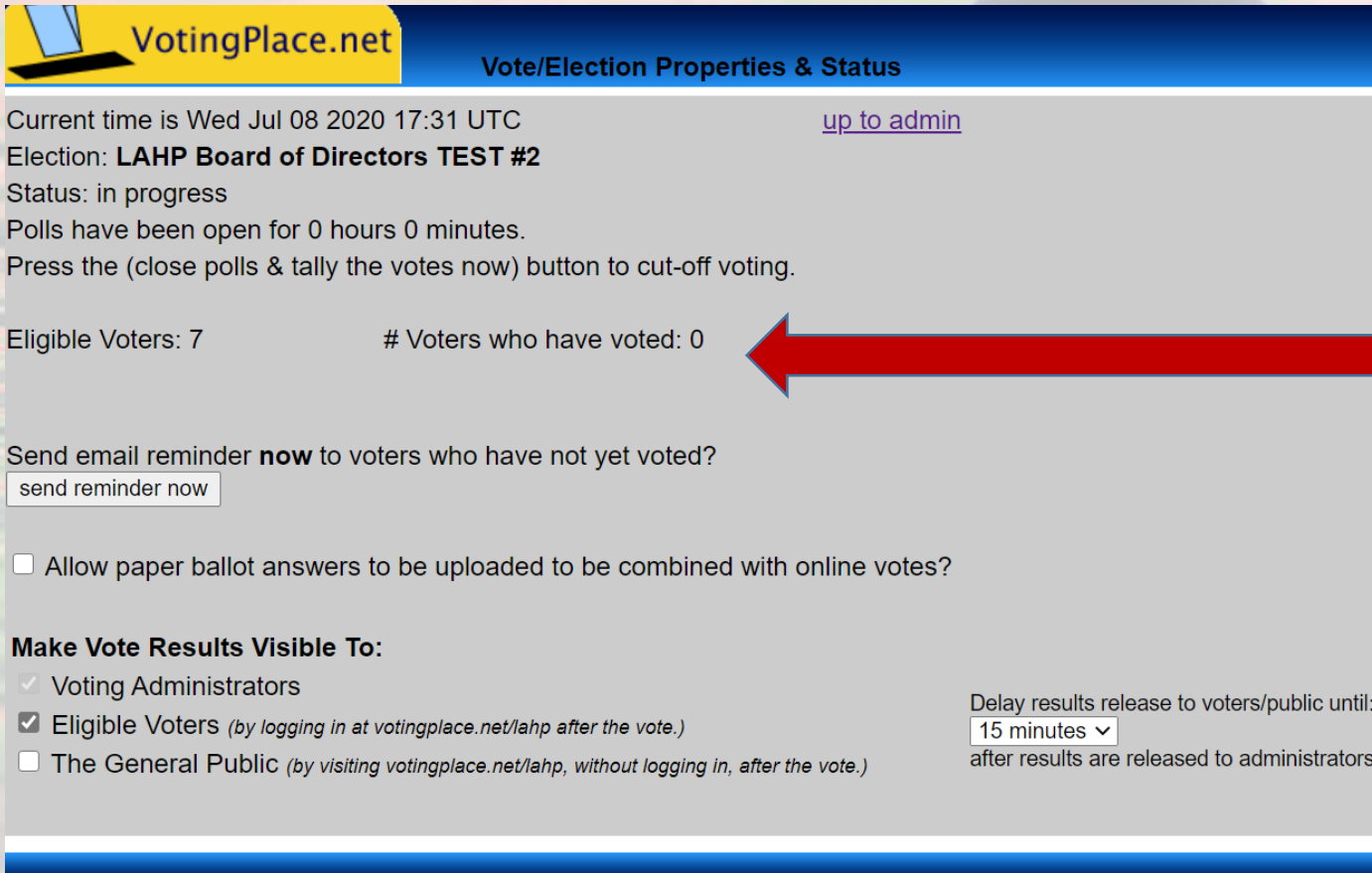
[CLICK HERE TO TRY AGAIN](#)

Election of Board of Directors 2020/2021 Term

- A second attempt to complete the ballot will be denied.



Election of Board of Directors 2020/2021 Term



VotingPlace.net **Vote/Election Properties & Status**

Current time is Wed Jul 08 2020 17:31 UTC [up to admin](#)

Election: **LAHP Board of Directors TEST #2**

Status: in progress

Polls have been open for 0 hours 0 minutes.

Press the (close polls & tally the votes now) button to cut-off voting.

Eligible Voters: 7 # Voters who have voted: 0

Send email reminder **now** to voters who have not yet voted?

☐ Allow paper ballot answers to be uploaded to be combined with online votes?

Make Vote Results Visible To:

☒ Voting Administrators

☒ Eligible Voters *(by logging in at [votingplace.net/lahp](#) after the vote.)*

☐ The General Public *(by visiting [votingplace.net/lahp](#), without logging in, after the vote.)*

Delay results release to voters/public until:
 after results are released to administrators.

- This is a sample of a test run.
- This is the screen Administrator Don Waldorf will be viewing.
- Once the “#Voters who have voted” matches the “Eligible Voters”, results will be released.
- We anticipate this process will take no more than five minutes.

Election of Board of Directors 2020/2021 Term

- Please open your Email and cast your ballot now (minimize this screen to open a new window in your browser or login from a different device).
- Return to the conference and hang on for a few minutes... results will be revealed in real time.

*Election of Board of Directors
2020/2021 Term*



VOTING IS TAKING PLACE,
please standby.

- Don Waldorf will take control of the screen and present the tally as it finishes.

Election of Board of Directors 2020/2021 Term

7/9/2020

VotingPlace.net - Results of Vote



Lake at Heritage Pointe Board of Directors Results

[help](#)

[Up to admin](#)

zipfile of CSV files ▾

[Download results](#)

Tallied At: 2020/07/10 00:02:24 UTC Ballots Cast: 60 Eligible Voters: 80

Ballot Questions

BOD 2020

(60 responses)

First Past The Post

Please select up to seven (7) candidates from the following list. Current Board members are listed as Incumbent.

		votes	
Canyon, George	Incumbent	49	elected
Donkervoort, Carey		47	elected
Fraser, Brent		34	elected
Haverko, John		27	
Leudy, Jen		33	
Ruskin, Glenn		48	elected
Secord, Matt	Incumbent	44	elected
Taylor, Paul	Incumbent	53	elected
Zimmerman, Brittany		30	
Scott, Jo		39	elected

- CONGRATULATIONS to our new Board!
- THANK YOU to all residents who put their name forward for nomination!
- The difference between the “Eligible Voters” vs. “Ballots Cast” is the number of individuals who indicated an interest in joining the conference but did not.

Thank you!

I move to close the Annual General Meeting for 2020. Adjourned at 6:00 p.m.

If you have any questions regarding the content of this presentation, please direct an email to Louise Ascah at lascah@lahp.ca.

This presentation will be posted to our website at www.lahp.ca>Homeowners>Annual General Meetings.

