

Minutes of the LAHPOA Board of Directors Meeting  
Wednesday, April 1, 2020, 7:00 p.m., Via Conference Call

Attendees: Louise Ascah (Chair), Don Waldorf, George Canyon, Heather Harris, Matt Secord, Don Francis  
Paul Taylor

1. Call to Order and Approval of Agenda- Carried
2. Approval of Minutes, February 2020 Board of Directors Meeting- Carried, as presented.
3. Community Manager's Report: Don Waldorf- Accepted as presented.
  - a. Action: Paul T volunteered to check with one of the merchants in the strip mall to determine who is responsible for maintenance of the area around the mailboxes, i.e. the ice build-up, which is a safety issue and the emptying of the adjacent garbage bins. [Update: In conversation with property management at the plaza, Paul learned that the garbage bins are collected every Friday and that a contractor has been engaged to monitor ice and water collection at the mailboxes.](#)
4. Treasurer's Report: Heather Harris- Accepted as presented, with the following discussion:
  - a. Capital Projects 2020- The Board was concerned about striking the right balance between maintaining the community to the standards our residents expect and being sensitive to the financial uncertainty in these extraordinary times. It was agreed that the Board would continue to review the planned capital expenses at each of the future BOD meetings and decide which expenditures are appropriate at that time.
  - b. Late Fee Collection- There are still 15 residents (3.1% of total) who have not paid this year's fees. After discussion, it was agreed that, in fairness to the residents who have paid, and in light of the fact that all of these residents have received late payment notification, we would move to the next stage of legal collection by handing over to our lawyers on or before April 10<sup>th</sup>, 2020.
5. Other: Louise Ascah
  - a. AGM Rescheduling:
    - i. It was agreed to move the AGM to Tuesday, September 15<sup>th</sup>, 2020, subject to any Provincial Health Regulations regarding group meetings that may be in effect at that time.
    - ii. Louise will draft a letter for review by the Board to the community residents regarding the change of date for the AGM, the rationale and other measures that the LAHPOA is taking to keep the community safe.

- iii. Louise asked all of the Board members to reach out to any residents who may be interested in joining the Board and encourage them to stand for election at the AGM.
- b. Programs/Events/Lake Use long term closures:
  - i. After discussion, it was agreed that the LAHPOA is governed by the Province of Alberta Health Guidelines and that all recreational facilities including the lake house, beach and basketball court area will remain closed to the public until further notice.
  - ii. Following the meeting Don W. had our security company disable residents' access to these facilities and only allow staff and the Board to access them when absolutely necessary. In the meantime, the gates to the walkways will remain accessible.
- c. Playground Committee Update:
  - i. Louise advised that the 2 residents who had expressed an interest in this project are still keen but the current restrictions to public gatherings means the Open House planned to generate interest must be postponed.
  - ii. Action: Paul will bring this interest to the Life Cycle Committee to consider bringing playground rejuvenation forward from the current LCS date of 2027. Due to the time it would take to organize fund raising, grant applications, donations, etc., this will likely be a 2022 project.  
[Update: It appears viable to target \\$140K to this project in 2022.](#)
- d. Other:
  - i. George advised that a contact of his at the local RCMP detachment indicates a recent increase in break in's in this area and that this may escalate depending upon the current economic situation and how long it lasts.
  - ii. Just a reminder to be vigilant in locking vehicles, garages and homes and report any unusual/suspicious activities to the police.

Next meeting: Wednesday, May 6<sup>th</sup> at 7:00 p.m. via conference call.

Conference Dial In No. 1-866-210-4705

Participant Code: 1300287109#

Meeting Adjourned: 8:20 p.m.