

LAHPOA Board of Directors Meeting Minutes (Draft)
June 16, 2015 at Lakehouse at Heritage Pointe

In attendance: Louise Ascah Brian Dozzi Don Francis
 Peter Newton Ryan Sawatsky Eugene Nagai
 David Moote – Community Manager

1. Call to order at 7:45 p.m.
2. Open Agenda - Discussion Items – Corix, Water License, Water Quality, Irrigation & Actual vs. Budget Year-to-date
3. Corix – 3,000 m³ to be returned to the Association for the Lake. Negotiations with Corix to commence this week as to cost and additional volume required to bring the lake up to optimum operation capacity which is another 10 – 12 inches. Corix invoices the community a fixed charge of \$75,000/ month (\$0.9 million annually) plus actual metered water usage. Board to revisit the relationship with Corix and seek a tradeoff with Corix given the overall revenues being generated from homeowners.
4. Water License – License dated 1989-06-03 provides for 48,325 M³ (10.63 Million Gals) of water annually for the lake and irrigation requirements of the community. There is no termination date on the license. Any diversion of water must be metered, recorded and reported. Will need to understand if Corix is monitoring on behalf of the community.
5. Water Quality –The water temperature of 20C recorded in certain shallow areas of the lake is of concern however this can be addressed with additional water inflow from the river which has been done (3,000 m³). This is the 3,000 m³ that Corix owed the community since the flood of 2013 when lake water was used for domestic use. Organic treatment has been applied to shallow areas of the lake to curtail the amount of algae. The aeration system is operating well and according to plan. Water quality in the lake can also be affected by water runoff from properties containing both phosphate and nitrogen fertilizers being applied on lawns surrounding the lake. The Community Manager assures the water quality is good in all respects. A water subcommittee will be implemented as this is a very crucial asset of the community.
6. Irrigation – an area of concern expressed by residents due to the lack of water being applied to the green areas. The irrigation system is reported to be 95% operational however the distribution system has to be operated manually due to disruptions in the electronic controls as a result of wires that have been inadvertently disconnected between the main control centre and the area valves. There being seven (7) zones and numerous satellite valve boxes associated with each zone. The Board sees the operation of the irrigation system as a priority and has instructed the manager accordingly.
7. Actuals vs. Budget – The Manager has indicated the operations of the community are within budget. The Board requested an actual comparison and assurance that the budget is not exceeded.
8. Next meeting of Board tentatively scheduled for 7:00 PM on August 20, 2015 at the Lakehouse.
9. Meeting concluded and adjourned at 11:00 pm.