



LAHPOA Board of Directors Meeting Minutes

Date: Tuesday, June 22, 2021

Time: 7:00pm

Location: Lake House

Attendees: Glenn Ruskin, Jo Scott, Rick Gallant, Brent Frazer, Carey Dorkenvoort, Jim Chuey
Don Waldorf & Les Turner (staff)

1. Call to Order: Glenn called the meeting to order at 7:05pm
2. Approval of the Agenda:
Motion: Rick moved to accept the Agenda as circulated. Seconded by Jo. Carried.
3. Resignation: Glenn announced that due to personal reasons, George is not able to fulfill his duties as director. Discussion ensued as to whether the board should appoint, have a by-election or leave vacant the position. The decision was made to keep the position vacant.
4. Opening Remarks: Glenn welcomed the new directors to the first Board meeting with the new members. Introductions ensued. 2021 will be a year of transition as Don seeks new challenges with his retirement and Les transitions into fulltime community manager.
5. AGM 2021: Glenn asked for a debrief on the June 8 AGM. What could we have done better?
 - i. Considering the circumstances, the Zoom presentation worked very well.
 - ii. Good job in a difficult environment
 - iii. Financial pie chart was well received
 - iv. Positive feedback on the real estate report.
6. Executive & Committee appointments:
 - i. Chair: Glenn
 - ii. Vice Chair: Rick
 - iii. Treasurer: Carey
 - iv. Secretary: *vacant* (Les has been asked to record the meeting minutes)
 - v. Lifecycle Committee: Rick (chair), Carey and Jim
 - vi. Water Committee: Glenn (chair)
 - vii. Architectural Committee: Brent (chair) with Rick stepping in on any conflict of interests declared by Brent
 - viii. Playground Committee: Jo
 - ix. Communications: Jo
 - x. Safety/Security: Jim

With the Secretary's role being vacant, the LAHPOA's corporate seal will be held by the Treasurer

7. Playground remediation should shoot for 2022 construction.

8. Community Manager(s) Report:

- i. Don: In addition to the information contained in Don's written report, the following items were discussed:
- MD is maintaining the sportsfields. The parking lot gates swung open during a wind storm and damaged a car. Les referred the resident to the MD.
 - Water level is dropping in the hot weather. Don suggest we order 10k m3 through Corix this week and another 10k m3 for July. We believe that this will be billed at the old rate.
Motion: Carey moved that Don be instructed to place a water order with Corix for 10k m3 for delivery this week and another 10k m3 for July. Seconded by Jo. Carried.
 - Concern was raised regarding the color of the house north of the North Dock. It is a very similar color to the house south of the green belt. Home owners are new and aware that they may need to repaint. Don is in communication with the home owner. He will also remind them to move their boat.
 - Paving of the pathways should wrap up today. One irrigation line damaged. Divcon is working on this repair.
Action Item: Les to advise Divcon to proceed with laying topsoil and grass seed along the edges of the new pathways. Funding to come out of operating budget.
 - Gateworks needs to fix the North Gate.
Action Item: Don to arrange a meeting with Gateworks, Rick, Les and Don to discuss card/Vizpin access and two gates not working.
 - Carey and Les met with Divcon to review their contract, scope of work, remediation projects, timing and invoicing. Les will be summarizing conversations/discussions between LAHP and Divcon every two weeks.
 - Members of the Water Committee met with Brandon Pool to discuss irrigation pump filtration and confined entry procedures on Tuesday morning.
 - **Motion:** Ricked moved to have Don purchase a confined entry tripod with harness'.
Action Item: Les to develop and share mandatory confined entry procedures for all vendors accessing the vault. Motion seconded by Jim. Carried.
- ii. Les: In addition to the information contained in Les' written report, the following items were discussed:
- Glenn commented on Les' Monday morning email to the summer team. Good weekly communication regarding upcoming tasks, events, etc for both summer team members and what Les will be focusing his week on.
 - Consider a Board hosted mid-season motivational bbq for the summer staff.

9. Water Trampolines: The recommendation from the Water Committee is that in addition to the current procedures that we now ask owners of water trampolines pull the trampolines into their docks or out of the water at the end of the night. Rationale is to stop having trampolines sitting in the water unused for days on end. Significant discussion ensued.

Action Item: Don is to draft a note asking water trampoline owners to be considerate of their neighbors and to consider pulling their trampolines into their docks or out of the lake when not in use. The Board will review said communicate before it is distributed.

The bigger issue that must not be overlooked is residents who are extending their backyards into the lake by building "private skating rinks", leaving ice fishing shacks for days on end and the water trampolines extended more than 15 feet beyond homeowner's docks.

10. Treasurer's Report: Carey presented the May financial variance report and answered questions specific to waste management. Amanda, our new bookkeeper is working out very well.
11. Water License: Rick reminded the Board that our water license expires in 2023 and we are probably looking at a 3 month process for a 5 or 10 year renewal.
12. Driveway Re-surfacing: The recommendation is that we get an expert opinion on the re-surface material before deciding to fight this modification or not.
Action Item: Our architectural guidelines need to be updated to reflect new driveway/building applications.
13. Adjournment: Glenn adjourned the meeting at 10:15pm.