



**LAHPOA Board of Directors
Meeting Minutes
Wednesday, July 30, 2025
7:00pm Lake House @ LAHP**

Directors:	Brent Fraser Jo Scott	Rick Gallant	Glenn Ruskin
Regrets:	Ryan McKimmie	Kerry Guy	Carlos Soares
Guests:	Les Turner, community manager		

1. Welcome, Introductions and Call to Order

Rick welcomed everyone and called the meeting to order at 6:55pm.
Carlos, Ryan and Kerry send their regrets.

2. Approval of July Board Meeting Agenda

Amendment: Dock Specification Action Plan to be addressed under New Business 7.3.

Motion: Jo moved to accept the meeting agenda as amended. Seconded by Brent. Motion carried.

3. Approval of previous Board Meeting Minutes

Motion: Glenn moved to accept the June meeting minutes as presented. Seconded by Jo. Motion carried.

4. Business Arising from Previous Meetings (if not addressed within the Committee Reports)

a. Heritage Isle Drainage

Delayed due to wet weather. Rick has marked where to cut the asphalt to set in a trough drain as well as the start and end points for the asphalt overlay. Rick suggested we want to apply a 3" asphalt overlay. Landscaping to be completed by Summit Property Group once the asphalt overlay is complete.

Action Item: Brent to queue up the contractors to install the trough drain and the asphalt overlay.

b. Playground Remediation

The Lake House beach playground remediation was completed on July 11, and the North Dock playground remediation was completed on July 17. The LH playground border was sanded and painted on July 18, and the swing set and playground posts were also painted.

Work on both playgrounds was a team effort with assistance provided by community volunteers, contractors and staff.

Projected costs related to this project reflect total costs of \$7500, which is significantly lower than the \$25k budget. Cost savings were realized through using volunteers for project management, equipment dismantling and drilling anchor holes for posts. We were also able to use summer staff to assist with some of the labor.

Two of the three de-commissioned playground structures were sold for \$750. One small (toddler) structure remains to be sold.

c. Shoreline Erosion

- i. Resident: Rick advised the homeowner of 56 HL Drive that the inspection of the soil erosion along their shoreline revealed nothing abnormal. Erosion along the shoreline is a common occurrence around the lake and is likely somewhat worse on the east side given the prevailing westerly winds. Furthermore, the homeowner was informed that they can protect their shoreline by adding additional rip rap in the eroded space and by potentially adding pea gravel around the rip rap.
- ii. Lake House Beach: During the mid-July rainstorms, the LH beach incurred significant erosion where the sidewalk meets the beach. This is where the weeping tile, installed as part of the lake house foundation remediation several years ago, drains. Staff did their best to replenish the eroded area with the sand that was washed into the lake. We modified the LH patio weeping tile, by tying it directly into the weeping tile under the sand, in an effort to mitigate the erosion and will monitor to see if the modifications help.

d. Board Code of Conduct

If not already completed, Directors are reminded to complete and return their 2025 Code of Conduct forms to Les.

Action Item: Les to reach out to those directors who have yet to complete their Code of Conduct forms.

e. Dog Walker PSA

Not completed. To be completed by month end.

f. South Entrance Cairn

The repair to the south entrance cairn and railing, that was damaged by a county snow plow in 2024, has now been completed. Two new railings were installed on July 8.

5. Community Manager's Report – Les

a. Seasonal:

- i. Gardening Team: Mary and Jess are working reduced hours, and are keeping busy with pruning, weeding, and watering (when it is not raining).
- ii. Landscaping Team: Luc and Tamsin keep busy, when it is not raining, by working on mowing & trimming. When it is too wet to mow, they keep busy with landscaping tasks, minor maintenance projects and assisting with the playground remediation.

Staff are starting to depart in mid to late August and coverages plans are being made.

iii. Herbicide/Fertilizer: Herbicide application to the curb weeds has been rescheduled to August 7. The second application of herbicide and fertilizer will be applied to the parks when Nutrilawn is onsite in August.

iv. Lake House Team: The team only works when the weather is favourable enough for residents to attend the beach.

Programs planned include:

- Wine & Paint Night: July 23. Rescheduled to August 6 due to low enrollment
- Luau and Campfire: August 9 Rescheduled due to weather
- Kids Day: August 16
- Ice Cream Sundae Sunday: August 24 (while supplies last)
- Summer Camps: week by week, we are seeing our summer day camp registrations increase, with many campers asking to return. Week 3 is sold out with 20 campers registered. We are pleased to have a teen resident volunteering with us, in the capacity of junior leader.

v. Irrigation:

- Two new irrigation lines have been added around the Isle Playground to ensure full coverage. Funds for this work were budgeted to come from the 2025 Reserve Fund budget.
- 8 breaks have been identified throughout the community, with Summit slowly addressing these breaks. Funds for these repairs will come from our operating budget under Irrigation R&M.
- Summit advises that there are several “major” breaks at the north Isle. The estimated cost to repair these breaks is \$11,000, which is an unbudgeted expense.

Motion: Glenn moved to allocate funds from the 2025 Reserve Fund as an unbudgeted item to commence irrigation repairs at the north end of the Isle. Motion seconded by Brent. Motion carried.

vi. Arbor Care: Three dying birch trees were removed last month, and a tree behind the Landing is scheduled for replacement. In addition, nine tree stumps have been identified for removal. Once the stump removal is complete, our landscape team will be filling in the tree depressions with loam and grass seed.

vii. North Dock: Repairs to the floats supporting the north dock have been completed.

viii. Aeration Diffusers: In early July, Summit PMG cleaned the diffuser heads on the aeration system. One diffuser was broken in the process and the air line was left lying on the bottom of the lake. Through the services of our diving partners, at the Dive Shop, the airline was retrieved and the broken diffuser re-attached.

In the future, we will need to look at how we raise the air diffusers for cleaning, so we do not create further damage to our diffusers and reduce the amount of sediment

stirred up in the process. One option is to look at working with our scuba diving partners at the Dive Shop to assist us in the bi-annual cleaning of the diffuser heads.

b. Benches and Picnic Table Refurbishment:

We have allocated R&M funds to sand and re-stain the community picnic tables and benches, starting at the Lake House beach. This work will commence in late July and go into August.

c. July Precipitation:

The heavy rain in July has impacted a variety of our operations:

- i. Landscape Teams have not been able to mow or complete upper pond remediation work.
- ii. Surface run off at the Isle is causing major flooding at the north end of the Isle. The storm drains cannot handle the volume of runoff. Foothills County and Foothills FD have been working on keeping this area pumped out and safe for vehicular traffic.
- iii. Erosion of the beach sand has required remediation by staff on several occasions.
- iv. Our compressor vault experienced water incursion when the sump pump discharge line failed spraying two compressors with water and causing them to fail.
- v. The Lake levels are the highest in recorded history (since 2017).

d. Summer Vacation:

Les will be away from the community from August 1 to August 10. During his absence, emails will be monitored by a knowledgeable staff member. If need be, Rick will be available to assist with any emails and/or questions that the staff cannot address.

6. Reports

a. Treasurer's Report - Ryan

- i. Monthly Payables: Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.
- ii. June Financial Statements: Circulated under separate email. Tracking well against budget. No issues raised.
- iii. Q2 YE Financial Forecast: Circulated with June Financial Statements. Year-end projections indicate we will be under budget. No issues raised.
- iv. 2025 HOA Fees: Our collection agent, Bridgeland Law, has been in contact with the homeowner who has yet to pay their 2025 HOA Fees. This file should be closed by month end.

Late payment interest invoices up to June, have also been forwarded to the homeowner, and Bridgeland Law.

b. Hamlet of Heritage Pointe Collaboration Group – Rick

Nothing to report

c. IT + Communications – Jo

Nothing to report

d. Programs and Events

- i. Stampede Breakfast: The 20th annual Stampede Breakfast was well attended with 610 participants in attendance. Through the generosity of our many sponsors, we were able to cover all expenses through sponsorships.

Due to the success of the 2025 Stampede Breakfast, we have re-booked the Calgary Skip Squad, Tyler's Cowboy Band, inflatable obstacle courses, pony rides, and all the tents/chairs/etc. for the July 4, 2026, Stampede Breakfast.

- ii. Charitable Donations: We recently hosted the 4th Annual Show and Shine and 20th Annual Stampede Breakfast at the LAHP. At both events, we accepted donations for the Okotoks Food Bank and Foothills Fire Fighter's Benevolent Society.

We are pleased to announce that \$968 was raised for the Foothills Fire Fighter's Benevolent Society and \$1,115 raised for the Okotoks Food Bank (FYI that the Foothills Fire Fighter's Benevolent Society already received \$550 from the Show and Shine, bringing their total donation to \$1,518)

These donations will benefit our greater community.

- iii. Food Trucks: Food trucks continue to be scheduled for every second Wednesday.
- iv. Golf Tournament: The 3rd annual golf tournament is scheduled for Thursday, September 18 at the Turner Valley Golf Club. Advertising for this program will commence on Aug 1.

e. Safety and Security:

- i. A service call was put out to GateWorks, our gate contractor, as the North Dock gate magnetic lock was nonoperational. Upon investigating, GateWorks found the gate working properly. However, 24 hours later, the gate was not working again. A second callout had GateWorks return on July 24 to find the mag lock had failed and needed to be replaced.
- ii. The software used to program/approve VizPin requests was not working. A query with VizPin led to the discovery that all gates required updating. This is regular practice, but we were unable to fully update 4 gates which was preventing us from programming new cards or activating VizPin app access. VizPin advised us that there was a data blockage stopping us from refreshing the gates. Once this data blockage was cleared by VizPin, the system was fully operational again.
- iii. GateWorks performed their regular PM on July 29. No concerns were identified.
- iv. The "auto lift" in the garage was inspected on July 30, with no issues arising.

f. Architectural Guidelines – Brent

i. 97 HL Drive	Reports received of a non-compliant sunroom and deck extension constructed in the back yard. An inspection of the property also reveals the presence of an above grade swimming pool.	Follow up reveals that a sunroom and deck have been constructed and are not in compliance with our community standards. Action Item: Resident to be advised, via letter, that the recently installed sunroom, deck extension and above grade pool are out of compliance and need to be removed.
ii. 177 HL Blvd	Exterior painting with similar colors as currently used.	Approved.
iii. 148 HL Blvd	Exterior painting of garage door and front door	Approved.
iv. 32 HL Quay	Removal of two columnar aspens	Approved.

g. **Water Committee** – Glenn Ruskin

Highlights from the July 22 Water Committee meeting are as follows:

i. Muskrat Management:

The trap is in storage and ready to be deployed once/if we receive reports of any unwanted rodents. Any reports of rodents to be reported to the LH office. Jim will keep the trap at his home.

ii. Aeration Diffusers

The aeration diffusers were snagged using a grappling hook and cleaned inside the boat. During this process, one diffuser head broke off from the air line. Divers from the Scuba Shop have been asked to attach a buoy to the air line so that we can re-attach the diffuser head.

The method in how we “hook” the diffuser heads may need to be reviewed, or we risk further breakage.

Following the cleaning of the diffuser heads, the aeration plumes seem more robust.

iii. Prussian Carp

We have not had any further reports of anglers catching Prussian carp, nor have we been able to net any minnows for identification. (The black minnows are extremely skittish and disseminate quickly when approached).

Action Item: Les and Jim to continue to try and net the black minnows for identification by Smoky Trout.

iv. Fishing Etiquette

An updated Fishing PSA was developed and circulated. This PSA can be found on our website at: www.lahp.ca/news

v. Migratory Bird management:

The annual Migratory Bird management report has been filed and accepted by Environment Canada.

vi. Dock Upkeep and Compliance

As was discussed at the last Water Committee meeting, the existing Dock Specifications were reviewed. The proposed revised Dock Specifications (Appendix A), and a cover letter to the LAHP Board of Directors is still being finalized and will be circulated prior to the Board meeting.

As new docks are being constructed and/or old docks are being remediated, this revised document is intended to update the LAHP Dock Specifications and seek technical and aesthetic conformity amongst all dock owners while ensuring the dock anchoring system protects the integrity of the lake liner.

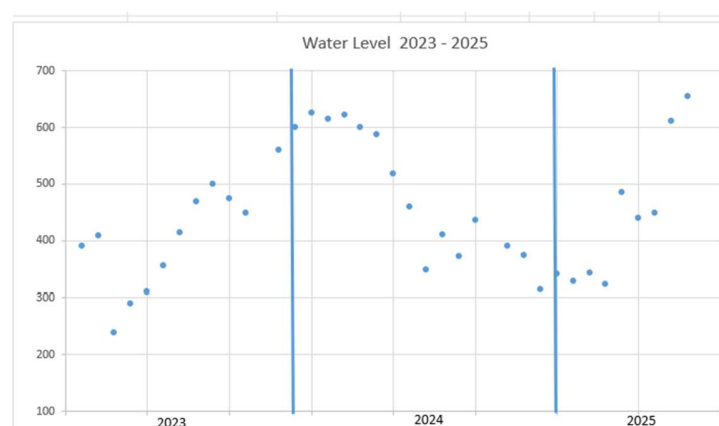
Jim, Sean and Bryan are willing to step forward and assist the LAHP Architectural Control and Landscape Guidelines Committee in seeking compliance with the dock specifications.

vii. Observation of Lake Water parameters

2025 Lake Levels:

12 May	22 May	29 May	1 June	12 June	22 June	7 July	22 July	29 July
313mm	340mm	329mm	342mm	322mm	485mm	440mm	610cm	655cm

The heavy rains since July 13 have resulted in lake levels increasing to the third highest level since we started tracking the water levels in 2017.



2025 Water Temperature:

readings taken at various locations and depths. Average temperatures are as follows:

15 Apr	1 May	15 May	2 June	15 June	27 June	15 July
7.0C	12.0C	13.2C	19C	20.2C	18.8C	19.6C

2025 Oxygen Levels:

22 Jan	21 Feb	24 Mar	15 Apr	May	15 June	18 July
7.8ppm	7.6ppm	5.4ppm	11.5ppm		10.8ppm	8.4ppm

Smoky Trout advises that it is common for oxygen levels to drop after a significant rain fall.

Turbidity:

1 May	15 May	12 June	27 June	15 July
24'	Too choppy	21'	15'	14.5'

pH

1 May	15 May	12 June	27 June	15 July
8.25	8.70	8.90	8.96	9.00

Enterococcus (w/ less than 1280CCE deemed to be acceptable)

26 May	2 June	9 June	16 June	23 June	30 June	14 July	25 July
802	1437	1479	1278	446	443	1318	586

High readings are anticipated following rainstorms, especially where waterfowl are present and there is run off from a beach. Where a higher than 1280 reading is received, staff are working with AHS to determine the source of the higher readings. AHS has confirmed that in all cases, the higher readings are not caused by human feces.

viii. Application of Biologics:

During weather exceeding 30C, we see a significant growth of floating algae. We spot treat the floating algae on a weekly basis, focusing our applications where the algae typically appears most abundantly.

We remain on schedule with our biologic application schedule.

ix. Aeration Compressor Vault

During a recent power bump, the main water pump turned off. When resetting the breaker, the smell of burnt wire was emanating from the aeration compressor vault. The ensuing inspection revealed that the sump pump discharge was broken and the water in the vault was spraying all over the inside of the vault. We suspect that this caused a short to a power cord. We have since replaced the shorted power cord.

During the above vault inspection, we identified two compressor capacitors requiring replacement and one compressor cord needing replacement.

Until a permanent fix to the sump discharge has been completed, we are discharging the vault water via a temporary garden hose.

7.0 New Business

7.1 Dunbow Recreation Board grant intake

The DRB has invited the LAHPOA to submit grant applications for their Fall 2025 grant intake.

Action Item: The Heritage Park Athletic Park soccer pitch is getting more use. Les to apply for the purchase of higher quality soccer nets and line paint.

7.2 Isle Playground Zipline

The Board received a letter from a community resident, who's property backs onto the zipline. The homeowner's concern is that the noise created from the zipline at night is impacting quality of sleep. The homeowners have requested that the Board address these late-night noise concerns.

Action Item: Rick and Ryan have volunteered to manage the zip line lockout at 9pm and opening at 8am. Additional support may be required from other directors if Rick and Ryan are away.

7.3 Dock Specifications Action Plan

Based on the recommendation from the Water Committee, the Board reviewed and modified the Dock Specifications document and agreed that changes/modifications to dock construction or dock replacement are required to be submitted to the LAHPOA Architectural Design and Landscape Guidelines Committee. Normal maintenance (eg. re-staining or re-levelling) does not require review by the Committee.

Motion: Glenn moved to accept the amended Dock Specifications as presented in Appendix A and to have them distributed with the proposed cover letter to all lake side residents/homeowners. Motion seconded by Jo. Motion carried.

Action Item: Les to send the amended Dock Specifications and cover letter to all lakeside residents/homeowners. A copy should also be sent to Friendly Earth and Environment, a vendor who has recently completed several dock projects in the community.

8.0 In Camera

9.0 Next Meeting

Monday, August 25

10.0 Adjournment

Rick adjourned the meeting at 8:21pm

July 31, 2025

To: **Lake side residents**

From: **LAHPOA Board of Directors**

Subject: **Revised Dock Specification**

As the community ages, it is expected that all lake side homeowners will from time to time be required to do maintenance, repairs or upgrades on their docks as part of their normal lifecycle. Most docks on the lake at Heritage Pointe are now over 20 years old with many being original construction. Many docks have been well maintained, but some are in need of upkeep work including repairs to the support structures. To ensure a proper and consistent approach, the LAHPOA Architectural Controls and Landscape Guidelines Committee continues to assist homeowners in making the right choices for dock management.

In addition to the aesthetic architectural considerations, the docks also have an important technical component to be managed. Since each dock structure is primarily situated on LAHPOA property and positioned in the lake with potential risks to the lake liner, special consideration is required by each lake resident to ensure that their dock is well maintained and in compliance with the LAHPOA Dock Specifications.

The attached Dock Specification document has been recently revised to better reflect the actual dock configurations on the lake and to provide more clarity on the dock requirements. Any changes or upgrades to existing dock structures, beyond normal maintenance, must be reviewed and approved by the Architecture Design & Landscape Guidelines Committee prior to the changes being made. If you have any questions regarding your dock or the attached specifications, please contact our Community Manager.

Your attention to this matter is greatly appreciated.

LAHPOA Board of Directors

July 2025

DOCK SPECIFICATIONS

THE LAKE AT HERITAGE POINTE

Terms and Conditions:

It is understood and agreed that:

- I. Lake at Heritage Pointe Owners Association (LAHPOA) requires as part of the Architectural Design Guidelines that only approved contractors may provide service to the Lake at Heritage Pointe homeowners.
- II. Each dock must be anchored to the shoreline. Anchoring and stabilizing devices must not penetrate the synthetic lake liner, which is located under the shoreline rock and sand throughout the lake bottom.
- III. The rip-rap rock (or shoreline rock) must not be removed. Docks must be bridged over the rip-rap rock from the floating dock to the boardwalk on shore.
- IV. The dock shall extend into the lake to approximately align with neighboring docks.

Material:

The specifications below provide material and building specifications for the dock, bridge, and boardwalk. The contractor warrants that the quality of materials used meets the following criteria.

- I. All wood used in both the bridge and the dock will be No. 2 spruce or better (All Weather Wood aka A.W.W.). All material shall be free of major blemishes and knots.
- II. All framing and decking material shall be pressure treated (A.W.W.) all weather wood, cedar or composite material.
- III. Buoyancy billets shall be high impact resistant foam filled plastic.
- IV. All frame components shall be bolted and decking components shall be screwed, and all hardware shall be either galvanized or stainless steel.

Any deviations from these specifications must be approved by the LAHPOA Board of Directors prior to installation.

Specifications:

The following are the specifications for dock, bridge, and boardwalk structures. All docks must have the three parts as described below. Any deviations from these specifications must be approved by the LAHPOA Board of Directors prior to installation.

Part A: Dock (8' x 12' Nominal)

- I. The dock structure shall be constructed of 2" x 8" perimeter members with 2" x 6" minimum joists running at 16" on centre.
- II. Decking material is 5/4" x 6" radius edge material and is screwed to the joists.
- III. The dock shall be constructed in such a manner to allow secure attachment of the floatation billets underneath.
- IV. Five buoyancy floatation billets are installed in each 8' x 12' dock system.

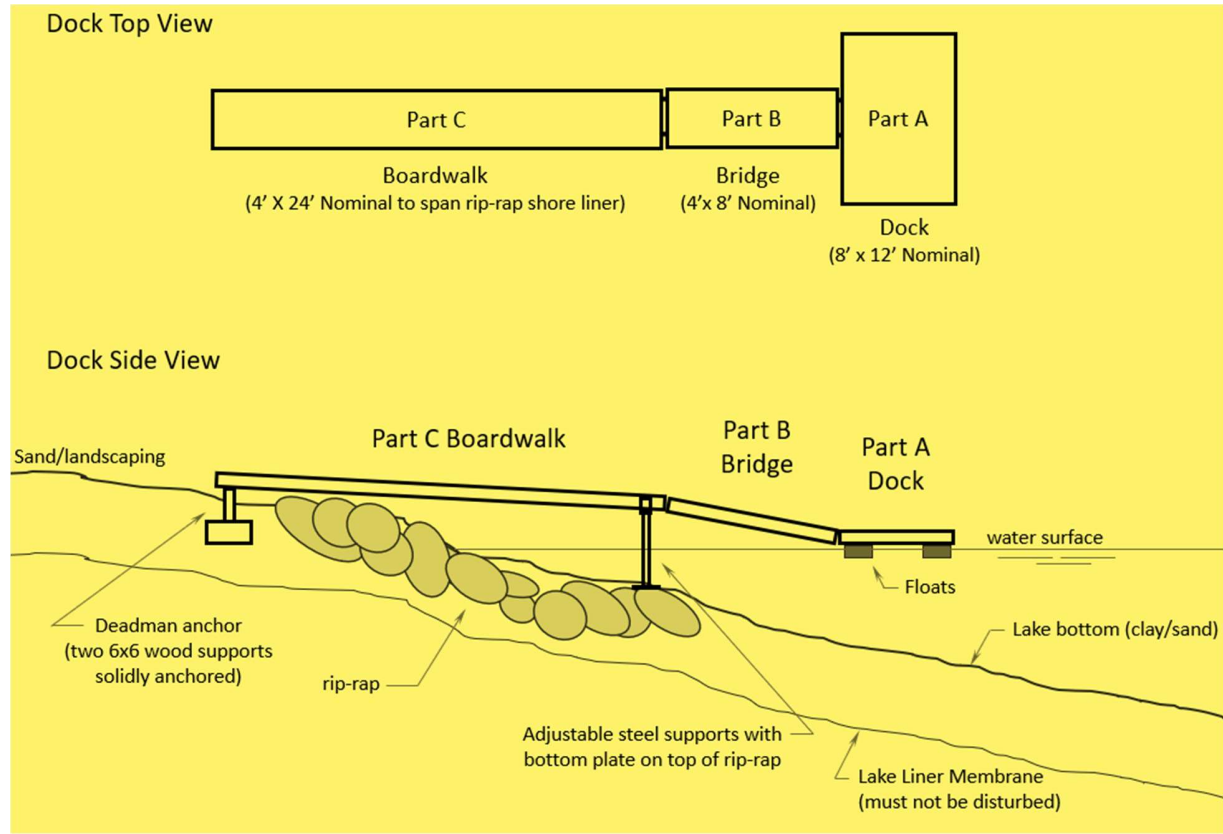
Part B: Bridge (4' x 8' Nominal)

- I. The bridge joists are 2" x 8" glued and screwed/nailed at each outer edge, with 2" x 6" minimum cross bracing and a center 2" x 6" minimum joist for decking support.
- II. Decking shall be 5/4" x 6" radius edge material and is screwed to the joists.
- III. The bridge must be connected to the dock and the boardwalk with a swivel which allows movement of the dock and bridge with lake level, wave, wind and freeze/thaw action.
- IV. Optional: The bridge shall have a handrail comprised of either 4" x 4" cedar, composite, or pine pressure treated posts with a railing of 2" x 4" or 2" x 6" timbers. Railings may also be constructed of 5" diameter nominal pine pressure treated, cedar or composite posts with a rope railing. See drawings for this railing option.

Part C: Boardwalk (4' X 16 to 24' Nominal to span rip-rap and shore liner)

- I. The Boardwalk joists and decking must match the same construction specification as the Bridge.
- II. The Boardwalk is connected to the shore at one end with 6" x 6" timber deadman positioned well above the maximum lake waterline. On the other end, the Boardwalk is to be fitted with galvanized or stainless-steel adjustable supports that rest on top of the rip rap and fill material that protects the lake liner near the shoreline.
- III. Optional: The Boardwalk shall have a handrail that matches the same construction specification as the Bridge.

Dock Overview



Railing Option (one of several railing options)

