

LAHPOA Board of Directors
Meeting Minutes
Tuesday, September 27, 2022 7:00pm
Lake House @ LAHP

Attendees: Rick Gallant – chair & secretary Les Turner – community manager
Glenn Ruskin – vice chair, water committee
Jim Chuey – safety/security
Brent Fraser – architectural/landscaping
Jo Scott – IT, communications, playground, events
Carey Donkervoort – treasurer
Trevor Yeaman – member at large

1. Call to Order & Welcome

Rick welcomed everyone to the meeting on a beautiful Fall evening. The meeting was called to order at 7:00pm

2. Approval of Agenda

Motion: Jim moved to accept the meeting agenda as circulated. Glenn seconded. Approved.

3. Approval of Previous Meeting Minutes

Motion: Jo moved to accept the previous meeting minutes as circulated. Trevor seconded. Approved.

4. Business Arising from Previous Meeting

a. Water Licence

A meeting with representatives from Corix has been scheduled for September 29. Agenda items will include discussion on the water license renewal, potential transfer of the excess/unused LAHP water licence volumes, and communications/enforcement during the water restrictions and raw water intake.

Rick and Les have commenced work on applying for the renewal of the expiring LAHP water license with Alberta Environment. The Water License expires in February 2023.

b. Larry Spilak Memorial

Don Waldorf advises that he has placed the order for a bronze plaque with AJ Trophies.

Les has reached out to Don to secure receipts for the plaque and installation receipts to close the accounting loop for the transfer of funds from Eden Brook to Don to AJ Trophies.

c. North Dock Remediation

The remediation of the north dock has been completed with the installation of new handrails/ropes

d. Canada Post manufactured stone remediation

The remediation of the manufactured stonework at the Canada Post shelter has been completed.

All that remains is for Divcon to install a black aluminum flashing/moulding along the base of the stonework. Divcon will invoice us separately so that we can seek reimbursement from the County of Foothills.

e. Contractor's contract renewals

- i. **T&T Waste Disposal:** Following a meeting with the T&T management team, pricing on a 4-year contract for residential waste, recycling and organic disposal was received. Revisions discussed with T&T included the replacement of the blue 6-yard bin in the garage parking lot with an organic's bin, which would be more in line with our community mandates. The T&T bid represented a 10% increase over current rates largely due to a significant increase in organic tipping fees.

We are currently seeking quotes from GFI and Waste Connections of Canada (formerly BFI) to ensure our waste collection costs remain competitive.

- ii. **Divcon:** The first draft of a 2-year contract renewal has been presented to Divcon for updated pricing and inclusion of specific irrigation and bed restoration tasks.
- iii. **PLNT:** Pending. Renewal/termination date to be amended to April 1, so that the contract better aligns with the period between the conclusion of their snow removal services and the commencement of their horticultural work.

f. Dunbow Road Functional Planning Study

Foothills County is requesting residents to complete an online survey, whereby they are seeking input pertaining to safety, speed limits, traffic volumes, intersections, and pathways along Dunbow Road.

Since most of the traffic into and out of the LAHP community must come off Dunbow Road, it is proposed that the Board of Directors send a reply to this survey on behalf of the residents of the LAHPOA. The board discussed and agreed on a response to each question which Rick and Les will capture in a paper copy of the survey and submit to the county with a cover letter explaining the context of the survey response.

In addition to completing the online survey, the views of the LAHPOA may be best conveyed by having a direct meeting with the Dunbow Road planning committee and/or participating in the planned public open house which will take place on October 18, 2022, from 4pm – 8pm at the HP Golf Course.

g. Safety:

Rick was successful in lobbying the County to paint "Slow 30 KPH" at either end of the playground zone outside the Lake House. Les was successful in having the County agree to paint a crosswalk from the Lake House to the parking lot. This work is expected to be completed in the near future.

Les has enrolled to take his WHMIS certification.

h. Raw Water:

Les has reached out to Corix Utilities to secure the immediate delivery of 10,000m³ of raw water with notice that we may also seek an additional 13,939m³ before the end of the raw water pumping season. These values equate to the full 40,000m³ allocated in the 2022 operating budget.

i. Lake Surface Scum:

Les inquired with Smoky Trout regarding the origin of the surface scum floating on the lake surface. Max advises that this scum could either be organic (pollen from trees, dust or some other particulate caught up in the surface tension of the water) or inorganic (dust from construction). Without further analysis, it would be difficult to determine what is causing this "scum". Max provided several options on how to deal with breaking up the particulates causing the scum.

j. Water Temperatures:

Les has inquired with Max as to whether there would be any benefit to the fish in our lake of only running the aeration system at night to try to keep the water cooler by not stirring up the cooler water from the bottom during the day. The response from Max is as follows:

Running the aeration on a timer can keep the lake thermally stratified (cooler on the bottom, warmer on the surface). You will still have the same thermal mass (the same BTU of heat in the entire lake) but instead of it being equalized top to bottom at around 22-23C at its warmest, you will be 25-26C at surface and 12-14C at the bottom during the hottest days of the year. This is definitely less risky for the fish, as long as the dissolved oxygen stays high enough. With clear water, and a decent amount of weed growth to produce oxygen this is definitely possible. Several of the other lakes in Calgary only cycle their aeration on for about 2-4hrs per day (McKenzie, Auburn, Mahogany).

I can't tell you exactly how long to run it, this would take a bit of trial and error. Basically, you would start with the system running at a set run time per day (let's say 5hrs/day) and let it go for about 4 days like that. Then test the temperature at surface, mid and bottom depths in a few areas of the lake. If the temperature is still within a degree or two from top to bottom then there is still too much mixing, and you would knock back an hour off the runtime to 4hrs/day and do the same thing again. The goal would be to get to where you are at least about 5-6degC cooler on the bottom than at surface with the dissolved oxygen still staying in the range of about 70-80% saturation in the bottom half of the lake. If there is good oxygen production from photosynthesis, then you may be able to get an even greater differential in temperature by cutting the operating time back further.

Action Item: Les to inquire as to how other lake communities came to decide to run their aeration systems for only a few hours per day and any issues they have had with doing so.

k. Dunbow Recreation Board grant application

The Dunbow Recreation Board has received our request to develop tennis courts in Heritage Pointe Park (south of the Lake House). The DRB met on September 19 to deliberate on our request. To date we have not received any feedback.

5. Reports

a. Community Manager's Report – Les Turner

i. Summer 2022:

- i. Labor Day weekend was the last day the Lake House was open for lending out paddleboards, pedal boats, lifejackets, etc. The weekend, like the summer, was very busy with many families enjoying our amenities and weather.
- ii. Staffing: Employee surveys and exit interviews have been completed. Information gathered has been summarized and, where appropriate, already included into the Summer 2023 Orientation Manual.
- iii. Guests: a total of 580 guests completed liability waivers this summer.
- iv. No major incidents or concerns, despite the summer being very busy.
- v. Minimal complaints received about partying or noise from the North Dock.

ii. Gate Works:

- VizPin had a major upgrade to their software over the summer. All went relatively seamless except for a few residents whose data did not transfer and they had to be manually updated in the system. The monthly preventative maintenance was completed on September 19. Results of their work revealed:
 - North dock north gate solar charger required minor adjustments due to the sun exposure poking through between two houses.
 - Sport court: all good and system is fully charging
 - Shores gates: all good from the two gates that had been causing problems in the past.
 - No VizPin readers required updating (pushing through data)
 - CCTV systems are all recording

iii. PLNT Horticulture Experts

- Pruned trees in Heritage Cove (middle and north side) and Lake House Park
- Dead/dying currants and cotoneasters at the Lake House Park to be coppiced in early Fall
- Schubert tree on the Lake House beach is unsalvageable due to black knot. This tree will be removed in early Fall.
- Pruned trees around the bend of Heritage Lake Blvd.
- Dead lilac tree located on bend of Heritage Lake Blvd. Recommend removal and replacement in the Spring.
- **Action Item:** Have PLNT look at a dead tree located across from 60 HL Drive.
- **Action Item:** County pruning: Les to follow up with the County as to their pruning plans for the rest of the community.

iv. T & T Disposal

- No updates

v. Divcon:

- Fall shut down will commence the first week of October. Tasks include:
 - blow out of the irrigation system
 - shut down of aeration system
 - removal of boats, exterior shower and swim dock
 - winterizing of turf equipment

- tune-up to the Kubota (and re-install doors)
- staging of all winter equipment and supplies
- cleaning of garage

vi. Resident's Concerns:

- An anonymous letter received, via Canada Post, asking to remind residents not to park RV's & boats beyond the requisite 72 hours. We have also received emails and phone calls with a similar message.

Response: Marquee signs were updated on 14 September with a reminder message. Compliance is still very "hit & miss".

- A resident on HL Blvd asks that we remind residents not to dispose of dog waste in their personal waste/recycling bins.

Response: Recommended that the homeowner place a sign on their waste/recycling bin stating that their bin not be used by other residents for the purpose of disposing dog waste.

- Report that drones are coming late at night and flying over the community. They appear to be coming in from over the Ravine.

Response: Report drone usage to the RCMP or County Bylaw Officer

- Branch of a privately owned tree is hanging over into a community green space.

Response: Les to get the concerned resident in contact with the owner of the tree and they can come to an agreement on how to proceed.

b. Hamlet of Heritage Pointe Stewardship Group – Rick Gallant

A meeting of Heritage Pointe HOA presidents was held with Foothills County District 6 Councillor Waldorf and the county Planning Manager, Heather Hemingway on September 20 at the LAHP Lake House.

There was a 2-hour discussion of the county's planning and development process, focused on what went wrong with the process for the Launchpad facility.

There was also discussion regarding why the HP communities were incorporated into the "Hamlet of HP" and what the implications are with respect to the CMRB which was recently approved by the province.

The meeting wrapped up with agreement on the mandate of the group, which aligns with feedback provided by the LAHPOA, and a likely name change to "Hamlet of Heritage Pointe Collaboration Group".

c. IT + Communications – Jo Scott

No update

d. Safety and Security – Jim Chuey

- i. Batteries and SD cards will be replaced the week of September 27, 2022.

- ii. Batteries changed in the Canada Post Mailbox shelter CCTV cameras.

- iii. Les and Divcon are making satisfactory progress in addressing the deficiencies identified in the safety audits completed in August.

e. Events Committee – Jo Scott

An Expression of Interest for committee volunteers yielded nine (9) residents expressing an interest to learn more about the Events Committee. A meeting was held on Monday, September 26 to review the mandate of the committee, confirm committee members and start planning special events and programs.

Preliminary budgets for proposed programs will need to be solicited for review during budget deliberations.

Upcoming Events already on the books are:

- i. Yoga with Liana – Wednesday mornings in the Lake House
- ii. “The Lake House is Haunted” Halloween Spooktacular – October 31
- iii. Grey Cup Tailgate Party & Chili Cook Off – November 19
- iv. Ice Fishing Clinics – December 26 and 30
- v. Ice Fishing Derby – January 1

f. Architectural Guidelines – Brent Fraser

Project: Privacy Wall
File: Moir - 20220708
Address: 172 Heritage Ilse
Status: Applicant notified of Board’s decision on 3/9/22. Applicant advises that this work may not occur until spring 2023.

Project: Dock Remediation
File: Sperger - 20220823
Address: 32 HL Blvd
Status: Seeking to remove existing rails with no replacement planned

Project: Deck Staining
File: Whalen - 20220831
Address: 4 HL Shores
Status: Information on deck colors provided

Project: Construction of Backyard Fencing
File: Collicutt - 20220902
Address: 124 HL Blvd
Status: Permission granted

Project: Pergola Construction
File: Stewart - 20220831
Address: 52 HL Shores
Status: Cancelled

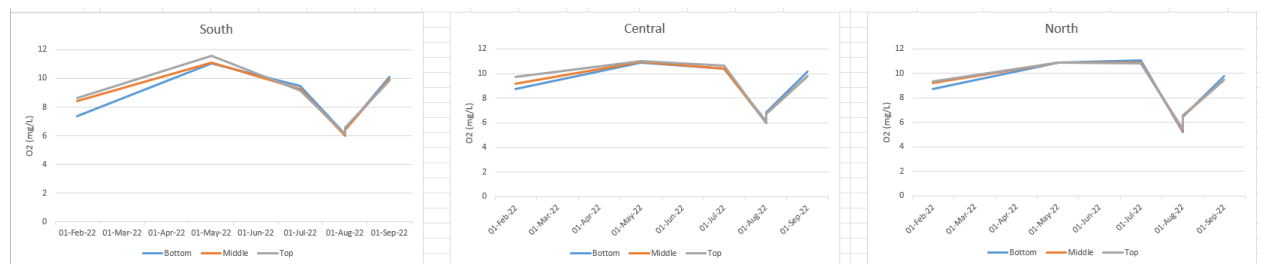
g. Playground Committee – Jo Scott

- i. Feedback from the Playground Committee was shared with the two vendors vying for the contract to supply the Isle Playground. Subsequent ongoing communications are occurring whereby the vendors have amended their original plans to incorporate the suggestions supplied by the Playground Committee.
- ii. A meeting is scheduled for Tuesday, October 4 with members of the Playground Committee to review the revisions made by the two remaining vendors. The goal is to have recommendations on the preferred vendor and design for the October LAHPOA Board meeting.
- iii. CFEP Funding Update: The Government of Alberta has yet to release community grants for special projects. To date, only 375 operating grants have been announced.

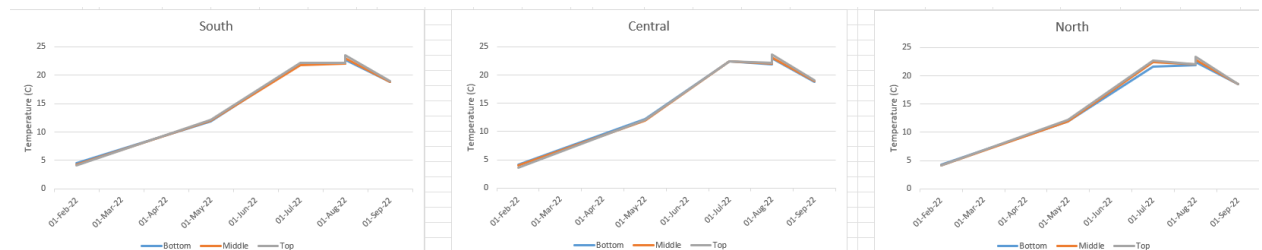
h. Water Committee – Glenn Ruskin

- i. Oxygen Testing & Water Temperatures:

Oxygen mg/l



Temperature



- ii. AHS Bacterial Testing: A call out to inquire about fluctuations in e-coli testing was made to AHS and other lake communities in late August. Only AHS and one Edmonton lake community replied. The following information was obtained:

AHS: *“Personally for the district that I oversee there was one other lake community that consistently had fluctuating levels of enterococcus. As enterococcus bacteria is found in the GI tract of animals it is not unusual to have elevated levels from time to time as the lakes are exposed to the elements and to wild animals as well as to the public. We appreciate the participation in our annual beach sampling because Enterococcus was selected as the best indicator organism for monitoring fecal contamination in recreational waters and the stronger indicator of health risk to humans. ”*

AHS stated in an earlier message *“enterococcus is a bacteria located in the gut and eliminated in feces so I would suspect the spike could be due an increase in activity of animals in the area or even increase in human activity at the lake. Since the spike did not exceed 1280 CCE to prompt further identification if it was from humans, it is hard to say what the source could have been.”*

Lake Summerside: *“We participated in the weekly AHS enterococcus testing and had results range from 0 CCE/100 ml to 603 CCE/100ml There were a couple outliers on the low and high end but the majority of the readings were in the 200-400 range.”*

- iii. Fish Stocking – Fall 2022: We have ordered fifty (50) 10-12” tiger trout and 342 x 1.75lb rainbow trout for our Fall stocking. Cost will be \$5,354 leaving a surplus of \$346 in the budget. The delivery date has been tentatively set for the afternoon of October 6. This event will be open to residents and guests.
- iv. Last Meeting: The last meeting of the year for the Water Committee will be on Monday, October 24
- i. Treasurer Report – Carey Donkervoort
 - i. Reserve Fund: Tracking ahead of budget. A few irrigation projects yet to be booked.
 - ii. August Income Statement: Carey presented the August and YTD variance report. No concerns raised. We are tracking ahead of budget and any line item overages have been pre-approved prior to expenditure.
 - iii. Insurance: Will be investigating if an option of a 2-year renewal exists when our policy is renewed for December 1.
 - iv. Funds Update: \$523k in operating cash of which \$500k is temporarily invested in T-Bill savings. \$477k balance in unrestricted working capital.

6. New Business

a. 48 Heritage Lake Drive:

The physical condition and shoreline landscaping of 48 HL Drive has come into question. Specifically, the shingles on the roof are in disrepair and the lakeside vegetation has not been kept to “community standards”. These concerns are evidenced through the attached picture.



The following is an excerpt taken from our “Architectural Control and Landscape Guidelines”, clause 6.2.iii

Shoreline

Where a shoreline condition exists, i.e., the area between the rear property and the top of the shoreline treatment (rip rap), homeowners may access and use this area provided the homeowner maintains the area. Homeowners may place sand, additional rip rap, or loam and sod this area. A dock may be constructed within this space, provided the dock conforms to the Representative’s specification. Rip rap must not be removed under any circumstances. In some cases, rip rap may extend into the rear yard.

In the event a homeowner places loam and sod in this area, the homeowner must maintain the grass to a high standard. Homeowners are restricted from using certain types of fertilizers and must conform to the landscape guidelines.

Homeowners digging or drilling along the shoreline must avoid hitting the lake liner at all costs.

If the shoreline area is not utilized by the homeowner, the homeowner’s association will place sand or rip rap and will maintain the area.

As for the roofing, the attached picture only shows the lakeside roof, but the southern slope also requires work.

Action Item: Les to personally connect with the homeowner and inform them of the roofing concerns and educate them on the community’s lakeshore landscaping standards. If the lakeshore is not brought to acceptable standards within a reasonable timeframe, the community may exercise its authority to go in and clean up the shoreline.

7. In Camera Session

8. Next Meeting Wednesday, November 2
7pm-10pm @ the Lake House

9. Adjournment: Rick adjourned the meeting at 9:15pm