



**LAHPOA Board of Directors  
Meeting Minutes**  
Wednesday, October 22, 2025  
7:00pm Lake House @ LAHP

Directors: Rick Gallant Glenn Ruskin Brent Fraser Kerry Guy  
Ryan McKimmie Carlos Soares Jo Scott

Regrets:

Guests: Les Turner, Community Manager

**1. Welcome and Call to Order**

Rick welcomed everyone and called the meeting to order at 7:00pm.

**2. Approval of October Board Meeting Agenda**

**Additions:** Utility Commodity Contract pricing and County Election Results added to New Business

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

**3. Approval of September Board Meeting Minutes**

**Amendments:** None

**Motion:** Brent moved to accept the September meeting minutes as presented. Seconded by Ryan. Motion carried.

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

- a. Heritage Isle Drainage: The trough drain installation and asphalt overlay has been completed. Summit PMG concluded the re-sloping of the swale to promote surface drainage.
- b. Compressor Vault Sump Pump Discharge Line: Summit PMG completed the replacement of the crushed sump pump discharge line.
- c. Bluestem Shutoff Valves: Bluestem has lowered the shut off valves located within the community sidewalks and on the roadways. There is one valve at 228 Heritage Isle that requires parts, but the goal is to have this lowered before the snow flies.

**5. Reports**

**5.1 Community Manager's Report – Les**

- a. **Benches and Picnic Table Refurbishment:** Task completed using in-house seasonal staff.

- b. **Seasonal:**

- i. **Staffing:** all seasonal staff have now concluded their duties for the season. Mary will be submitting the 2026 gardening plans so that the garden bedding plants can be pre-ordered.

- ii. Arbor Care: All pruning has been completed for the season.
  - iii. Seasonal Transition: Summit PMG has transitioned the Lake House, garage equipment and upper pond fountain from summer season to winter season.
  - iv. Entrance Decorating: Mary has completed the fall decorating of the two entrances into the community and the Lake House. While no longer officially employed with the LAHP, Mary will be assisting in the Christmas decorating of our entrances.
  - v. Maintenance: The “wobbly” picnic tables at the Isle playground have been secured with the application of sealant and additional concrete in the gaps around the bases.
- c. **Lake House Cleaning:** The bi-annual deep clean of the Lake House has been scheduled for the weekend of November 15.
- d. **Christmas Light Installation:** Okotoks Lawn and Garden, our new Christmas light installer, will commence the Christmas light install on October 28. The lights installation will be complete before November 15.
- e. **HOA and Resident Association Managers Meeting:** Les attended the bi-annual meeting of the Calgary and Area HOA and RA managers meeting on October 15. He was asked to lead the application process to get this collaboration group registered as a Not-for-Profit Society in the province of Alberta. Additional discussions centered around water safety. More on this discussion under the Safety Report of the meeting agenda.
- f. **Vacation:** Les will be away November 8 to 15.

## 5.2 Treasurer’s Report - Ryan

- a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.
- b. **September Financial Statements and Q3 YE Outlook:** Circulated under separate email.

**Motion:** Ryan moved to approve the September financial statements and Q3 YE Outlook As presented. Seconded by Kerry. Motion carried.

- c. **Budget 2026:** The first draft of the 2026 Operating Budget and second draft of the Reserve Fund budget was circulated separately.

**Action Item:** As we move forward with finalizing the 2026 Budget, we will continue to monitor whether we need to add CPI (currently 2.12%) to the HOA and Reserve Fund fees for 2026.

**Action Item:** To continue to apply a \$100 credit to the Reserve Fund portion of LAHPOA fees in 2026.

**Action Item:** Final approval to occur at the December Board meeting after the budget numbers are finalized.

5.3 Hamlet of Heritage Pointe Collaboration Group – Rick  
Nothing to report

5.4 IT + Communications – Jo  
Nothing to report

5.5 Programs and Events

- a. **Food Trucks:** Food trucks continue to be scheduled every second Wednesday.
- b. **Halloween Spooktacular:** Posters have been circulated for our annual Halloween event, which will be held on Friday, October 31 from 6pm-7:30pm. Decorating has commenced. Six (6) casual staff have been secured to assist with this event, along with 5-6 volunteers.
- c. **Volunteer Appreciation:** Assisted a local family with their desire to thank our community volunteers. Management assisted by providing a list of names and addresses, so that the thank you cards could be hand delivered. Gift cards delivered were purchased privately and not through the LAHPOA.

5.6 Safety and Security:

- a. **CCTV Cameras:** The LH CCTV camera that failed will be replaced through warranty. As soon as the camera has been delivered, GateWorks will come onsite to replace it.
- b. **Gate Readers:** The card reader at the North Dock North gate needs to be replaced, and a replacement reader has been ordered. To mitigate the downtime in waiting for replacement readers, we have ordered extra access card and VizPin readers, which we will keep in-house at the LAHP.
- c. **Water Safety:** During a recent meeting with the Calgary and Area Lake Managers, discussions focused on water safety at private community lakes. Consensus was that:
  - All communities operate independently, and any information shared was for educational purposes only.
  - Education, signage, and waivers are key.
  - The presence of lifeguards may deflect parental responsibility to paid staff.
  - The employment of lifeguards would be cost prohibitive and their effectiveness in a large manmade lake very limited.
  - “Use at Own Risk” signage places ownership of responsibility on the resident/guest.
  - Obtain consistent educational messaging from 3<sup>rd</sup> party entities whose mandate is water safety and education.
- d. **Vehicle Prowling:** A resident on the Isle reported a vehicle prowling during the early morning hours of October 18.

### 5.7 Architectural Guidelines – Brent

a.	97 HL Drive	Inquiry about erecting a “glass dome” yoga structure in the rear yard	Homeowner has been asked to submit a proposal to the office.
		Inquiry as to installing an exterior paddleboard/kayak rack along the side of the property	Homeowner has been asked to submit a proposal to the office.
		Homeowner has installed a “gazebo” on the northeast side of the house & deck.	Homeowner has submitted pertinent information on the “gazebo”. The AG&LC committee are reviewing the information submitted.
b.	28 HL Blvd	Homeowner was requested to relocate the sauna closer to the residence.	Rick met with the homeowner to discuss the Board’s request. After review with the Board, the current location has been approved.
c.	132 Shores	Request to extend the rear deck and patio to accommodate a hot tub.	Approved.
d.	76 Drive	Advisement of plans to remove 2 trees and stumps from back yard.	No action necessary.
e.	112 Shores	Advisement to paint the exterior of the home, install new shingles and window trim.	Approved.
f.	84 Shores	Add additional river rock along the shoreline	Approved.
g.	4 Bay	Noticed rear yard renovations. Contact homeowner to inquire. Was advised that homeowner is re-sloping the backyard to accommodate run off	Informed homeowner of our landscape guidelines and application process.  Work being performed was approved.

#### 5.8 Water Committee – Glenn Ruskin

The Water Committee met on Monday, October 20, which was the last meeting of the year. Discussions focused on the following:

- a. **Muskrat Management:** A resident reported a muskrat (or similar) leaving their property and heading to the South Island. We have activated our wildlife management volunteers, and our muskrat trap has been deployed. To date, no bait has been touched, nor has the trap been activated.
- b. **Water Levels:** as of October 20, the water level was 372 mm. It is coming down about 10mm per week.
- c. **Oxygen Level:** as of October 22, the oxygen level off of the main dock was 9.6ppm.
- d. **Temperature** reported on October 22 was 8.2C.
- e. **Fish Stocking:** To occur on the afternoon of Tuesday, October 28.
- f. **Clean The Lake:** Approximately 30 divers and 8 support volunteers from the Dive Shop attended the Fall Clean the Lake Event, on Sunday, October 19. Divers reported excellent visibility and minimal dead fish. The volume of debris pulled from the lake continues to be less and less after every event. In appreciation, the LAHP provided a BBQ luncheon.

#### 6.0 New Business

- 6.1 Utility Commodity Contract pricing:** Our contracts for electricity and gas are coming due for renewal in December. Based on a review of fixed versus variable contract pricing the Board elected to proceed with variable pricing and to monitor forward pricing for any trends that might suggest a change in strategy.

**Action Item:** The budget will be built on fixed commodity rates, but we will enroll with ATCO Energy on a two-year flexible rate for both electricity and gas.

- 6.2 County Election Results:** John Callister has been the elected the new councillor for District 6.

**Action Item:** Kerry will reach out to our new councillor requesting an introductory meeting.

#### 7.0 In Camera

#### 8.0 Next Meeting:

Tuesday, November 25

#### 9.0 Adjournment:

Rick adjourned the meeting at 8:15pm.