



- b. Larry Spilak Memorial: The LAHPOA contributed funds for a bronze plaque for the Larry Spilak Memorial which was to be purchased through Eden Brook Funeral Home and Cemetery by D. Waldorf, who volunteered to lead a committee to establish the memorial. The committee has now elected to use AJ Trophies in High River for the memorial plaque. Don has agreed to personally accept the credit issued by Eden Brook for the cancelled plaque and to pay for the plaque from AJ Trophies. The LAHPOA seeks confirmation of these funds being re-directed to AJ Trophies. Don advises that he will forward a receipt from AJ Trophies once obtained. To date, this has not occurred.

**Action Item:** Rick to address with Don, the need to have proper paperwork delivered to the LAHPOA verifying the financial transfer of the community funds to AJ Trophies by November 15, 2022. Carey to provide Rick with the backup data.

- c. Canada Post manufactured stone remediation: The stonework at the mailboxes has been completed, with the County invoiced for reimbursement. All that remains to be completed is the aluminum trim at the base of the stonework.

d. Contractor's contract renewals

- i. **T&T Waste Disposal**: Rick and Les met with Dan from T&T on October 4. This meeting was called to review their proposed contract pricing, especially the 150% increase to organic tipping fees. The following is a summary of our discussions as they pertain to their contract renewal proposal for 2023-2027
- Organic tipping fees charged by the closest compost venues are \$100 and \$105/tonne. The street tipping rate is \$125/tonne and one venue is offering T&T a special, one year rate of \$100/tonne. T&T is prepared to hold this tipping rate of \$100/tonne for the duration of the contract.
  - A couple of compost venues have either closed or reduced capacity, thereby creating higher demand for services.
  - Compost venues only exist in Brooks, Strathmore and Penhold. Increased costs are also likely attributed to trucking fees to send organics to these distant locations.
  - T&T is not marking up the tipping fee they are being charged.
  - There is a new compost facility slated to open in the Foothills County. There are no timelines on this, but T&T is hearing that they will receive preferred pricing. If so, T&T is prepared to offer this reduced rate to the LAHPOA. T&T will provide pricing for an organic 4-yard bin for the garage parking lot, which will replace the current 6-yard blue bin. PLNT and Divcon will be responsible for trucking heavy organics (sod) via their own trucks rather than using this 4-yard bin.
  - T&T is offering to be onsite at the 2023 Stampede Breakfast to assist with the sorting of waste/recycling/organics.

Comparative pricing and services were obtained from other residential waste removal companies but T&T remained the most competitive offer even with the increased rates.

**Motion:** Carey moved to accept T&T's proposed contract pricing for 2023-2027. Motion seconded by Jo. Motion carried.

**Action Item:** Rick to review the proposed T&T contract and execute.

ii. **Divcon:**

- Proposed projects and pricing received for their Scope of Services contract renewal. Les is currently reviewing Draft 2.
- Rick and Carey will review prior to presentation to the Board at the December board meeting.
- The existing contract expires on January 31, 2023. The Board agrees to extend the contract renewal out to January 31, 2026

iii. **PLNT:**

- PLNT has provided Les with their first draft of their contract renewal.
- Rick and Carey will review prior to presentation to the Board at the December board meeting.
- The existing contract expires on December 31, 2022. The Board agrees to extend the contract renewal out to March 31, 2024 so that the snow removal/ice maintenance contract does not conclude in the middle of the season.

e. Dunbow Road Functional Planning Study:

The Foothills County hosted an Open House on Tuesday, October 18 regarding the Dunbow Road Functional Planning Study. Rick and Glenn both attended and reinforced the LAHPOA's input on the planned changes. Specifically, we indicated that we did not think the upgrade was urgently required, that roundabouts were the preferred intersection control method and that we absolutely objected to the proposed routing of Pine Creek Road with our recommendation to tie it directly into the traffic circle.

We have received a request from a resident inquiring as to the position that the LAHPOA Board has taken on the County's request for information on the Dunbow Road Functional Planning Study.

**Action Item:** Les to share the Board's completed Dunbow Road Survey with resident seeking this information.

f. Safety:

The crosswalks at the intersection of HL Drive and HL Blvd were painted by the County. While onsite, the County painted a new crosswalk between the Lake House and the parking lot and painted three "Slow 30kmh" signs onto the pavement. Two pedestrian crossing signs were also installed at the new cross walk. All these changes/upgrades were made at the County's expense.

g. Dunbow Recreation Board grant application

The Dunbow Recreation Board 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. We received no information from the DRB on the outcome of those deliberations.

An inquiry to the DRB as to the status of our application indicated that the DRB was unanimous in declining our application. Rick has drafted a letter (Appendix A) to Councillor Waldorf indicating our disappointment with this decision and requesting the county to consider our request to finish the HP

Park with completion of the tennis/pickleball courts, the addition of a bike pump track and a small washroom facility.

**Action Item:** The Board supports submitting the letter to the county (Councillor Waldorf) reminding Foothills County of their master plan for the Heritage Pointe Park.

h. Dead Tree on HL Drive:

PLNT removed the dead tree across from 56 HL Drive.

i. County Pruning:

Communication with the County revealed that they had no further plans to prune trees other than those they had already pruned on HL Drive in late September.

j. 48 Heritage Lake Drive:

We have reached out to the residents of 48 HL Drive to discuss concerns related to their shingles and shoreline.

- i. Shingles: we have been informed that the resident is working with their insurance company to get the shingles replaced.
- ii. Shoreline: the resident is attempting to get the willows along the shoreline removed this Fall. If they are not successful, we will work with them to get this remediated in Spring 2023.

## 5. Reports

a. Community Manager's Report – Les Turner

i. PLNT Horticulture Experts

- Pruned, trimmed, and shaped shrubs on Heritage Isle
- Shrubs on Heritage Drive, SW end of Heritage Cove, Heritage Court, and Heritage Cove; no trimming needed. Waiting for more growth to trim.
- Pruned, trimmed, and shaped all shrubs in Lake House area as well as around garage and tennis court.
- Removed tree across from 56 Heritage Lake Dr
- Les has requested PLNT supply updated insurance liability certification, safety certifications and WCB. This will be attached to the Contract renewal and will be an annual request. This request to be built into the Scope of Services contract.

ii. T & T Disposal

- Communication sent out reminding residents that they are limited to one organics bin per week. No loose bags sitting beside their bins will be manually picked up. Weekly pick up was originally planned to continue until first week of November. We have been fortunate with our Fall weather, which has residents delaying their Fall yard work. To accommodate, we have extended the weekly organic pick-ups out to November 3 & 10, with the bi-weekly schedule commencing on November 24.
- This was also done in 2021 to accommodate the extended Fall yard work.

iii. Divcon:

- Installed the new boulevard banners
- Removed the boats, outdoor shower, floating dock, upper lake fountain and blew out irrigation lines.

- Dependent upon the weather, the mowers were out mulching the leaves
- Requested updated insurance liability certification, safety certifications and WCB. This will be attached to the Contract renewal and will be an annual request. This request to be built into the Scope of Services contract.

iv. Resident's Concerns:

- Storage Unit at #16 Heritage Harbour: Two residents expressed concern about the length of time a storage unit (sea-can) has been on the driveway of #16 Heritage Harbour. A query was made with the homeowner, and it was learned that a water main break inside the residence has led to a major renovation. While this renovation is occurring, the residents have been displaced and some of their possessions are being stored in the storage unit. The residents expressing a concern about this storage unit have been advised.
- Wildlife in the Community: countless communications have been received pertaining to reports of bobcats and the cow moose & her calves in the community. As we live in a wildlife corridor, all residents have been advised to keep a safe distance and keep their pets on leashes.
- Dead deer: a dead fawn was reported near the Upper Pond on October 14. The County was contacted, and they came and removed this deer.
- Irrigation zone flooding: A resident of the Isle observed that the irrigation outside his residence was not working so he took it upon himself to turn the irrigation valve back on. Unbeknownst to him, the zone was shut down due to a broken valve. As a result, the zone ran for some time leaching water into a resident's backyard.  
**Action Item:** Les to remind the resident in question not to be taking it upon themselves to adjust our irrigation valves as they will be held liable for any damages incurred.

v. Donations

- Two outdoor hockey nets have been secured through a donation by the Scott Seaman's arena. The arena staff will deliver the nets to the LAHP.
- A call out for unwanted Christmas lights and decorations has resulted in, to date, three bags of Christmas lights being donated.

vi. Sponsorships

- We are working with a Boston Pizza franchise pertaining to their sponsorship of many of our programs and events. Sponsorship for upwards of 10 events will consist of donations of product, coupons and/or cookies. On occasion, we may even see their mascot "Lionel" in attendance.
- On Saturday, October 22 it was reported that two realtors were distributing free pumpkins to our residents via the Lake House parking lot. The community frowns upon unsolicited marketing to our residents, so Les educated the realtors on our protocols pertaining to community programs and sponsorships. In doing so, he was able to secure a donation for this event and made a connection for possible future community program sponsorships.

b. **Hamlet of Heritage Pointe Stewardship Group** – Rick Gallant  
Nothing to report.

**c. IT + Communications – Jo Scott**

- i. Reviewed website and email subscribers and deleted over 500 hundred spam accounts. Unfortunately, these subscribers could not be “batched” together and needed to be deleted individually. Each deletion took 4 mouse clicks, so it was a long and tedious process. Website settings have been updated so that spammers cannot automatically become subscribers.
- ii. Cross referenced VizPin users with current homeowner’s database and removed previously authorized users who no longer reside within the community or have a current waiver on file.
- iii. Reviewed homeowner’s database and updated email contacts where able. This process involved the cross referencing and researching of our various databases.

**d. Safety and Security – Jim Chuey**

- i. The Lake House and garage were re-keyed, with new keys inventoried and signed out to those requiring access. This initiative was long overdue as there were too many unaccounted keys in circulation.
- ii. The key inventory was reviewed, sorted, and consolidated into one key cabinet. The old keys have been bundled and set aside rather than tossed, just in case we find a lock with no key.
- iii. A Fire Department lockbox has been installed outside the Lake House beside the main gate. The lockbox will only be accessible by the Foothills Fire Department and within the lockbox will be a new master key to the Lake House and garage and a swipe card for the electronic gate, thereby giving the Fire Department access to the Lake House and garage.

**e. Events Committee – Jo Scott**

- i. Halloween Haunted Lake House: The Haunted Lake House on October 31 was a huge success with over 325 trick or treaters (and their parents) coming through the gates. Mike Niemans Remax Realty and Boston Pizza, Seton came onboard as corporate sponsors.
- ii. Wine & Paint Night: The Wine and Paint night program continues to be very popular in our community. 16 residents participated on October 3 and participants are already asking for another one. To accommodate, we have tentatively scheduled another Wine and Paint Night for November 23.
- iii. “Read Between the Wines Ladies Book Club”: Over 25 ladies have expressed an interest in a community book club. This program is being spearheaded by a local resident, with the first evening taking place on Wednesday, November 2 at the Launch Pad lounge.
- iv. Programs 2023: Les is working with Event Committee volunteers in planning and developing budgets for 2023.

f. **Architectural Guidelines** – Brent Fraser

- i. Project: Expansion of garage  
File: Stokes 20220616  
Address: 195 Heritage Isle  
Status: approved by LAHPOA 20220629  
currently before County Planning for building and development permits

g. **Playground Committee** – Jo Scott

- i. The Playground Committee met to review two concept plans: one by Canadian Recreation Solutions (CRS) and one by BDI. The Committee has agreed to move forward with the CRS design for final design plans. We are finalizing the design with the assumption that the CFEP grant will be successful.
- ii. CFEP Grant Application: CFEP has reached out seeking clarity on our budget numbers. Rick and Les updated the budget numbers based on the latest CRS proposal. CFEP re-iterates that we will have an answer by the end of November.
- iii. Re-purposing old Isle Playground: As the current playground on the Isle is still in good condition, there have been discussions of re-purposing components of it into the North Dock playground and the Lake House playground. If we went this route, the two community playgrounds would be “updated” with additional apparatuses and community costs would be limited to ground preparation and relocation. There may be a cost to storing the old playground equipment until such time as we are prepared to re-purpose it at the North Dock and Lake House.

**Action Item:** Should the Isle Playground be fully remediated – subject to CFEP funding - does the Board support the concept of re-purposing the old Isle Playground at the North Dock and Lake House playgrounds?

The board agreed that, assuming we are successful with our application to build a full new playground for the Isle, we will need to develop a plan on how to repurpose the old Isle Playground into the Lake House and North Dock playgrounds. Any requisite funds for the relocation of the old Isle playground will be built into the 2023 budget.

h. **Water Committee** – Glenn Ruskin

- i. Fish Stocking – Fall 2022: On October 8, we received fifty tiger trout and 366 rainbow trout from Smoky Trout Farms. Approximately 65 residents and guests came out on a beautiful Fall afternoon to watch this event.
- ii. Water Committee: The last Water Committee meeting of the season was held on the evening of October 24 with 7 members in attendance.

i. **Treasurer Report** – Carey Donkervoort

- i. Balance Sheet, Income Statements, Reserve Funds and Insurance: Carey shared the highlights of the September variance reports. As we progress through the 2023 operating

and reserve budget process, we will have a better understanding as to our YE forecast at the November Board meeting.

- ii. 2023 Budgets: Preliminary work has started on the development of the 2023 operating and reserve fund budgets. The goal is to have the budget presented at the November 2022 Board meeting.

The Lifecycle Committee will be meeting in early November to review the community's Lifecycle Plan short term needs. The Plan is scheduled to be updated in 2023. Trevor has agreed to sit on this committee.

- iii. HOA Fees - Email Database:  
Now that we have an updated email database of 96% of our residents, it is our intention to email everyone a notice to watch their mailboxes for the 2023 HOA invoices in early February 2023.

6. New Business  
No new business

7. In Camera Session

8. Next Meeting Tuesday, November 29  
7pm-10pm @ the Lake House