

LAHPOA Board Meeting Minutes
November 29, 2018

In Attendance: Glenn Ruskin, Heather Harris, Rick Gallant, Louise Ascah, Don Waldorf

In advance of the meeting, Neil Hogg and Michael Murray from Toole Peete Insurance spoke to the board about the current status of our insurance plan and what changes were ahead.

They explained that our previous and current insurance provider, Aviva, is no longer wanting to insure non – profit, community organizations for fear of the increasing liabilities. This is generally reflected for all under writers, having them becoming stricter and picky with who they deal with.

Michael and Neil were able to find another underwriter, Northbridge Insurance, a company that is comfortable with community association insurance and deals in this type of business. The basic coverage is the same as what the community was receiving from Aviva plus also includes 4 other policy improvements. An approximate increase of 25% in our annual rates was put forward, in line with what other communities have been facing. The budget for 2019 has been adjusted for this.

Michael and Neil completed their meeting, departing just before 8pm.

Call to Order: 7:55pm

Approval of Agenda: Heather Harris, second by Rick Gallant

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Community Report – Don Waldorf

Further to the report provided, discussions continued to focus on community security. Don has reached out to other similar communities, but the majority are Calgary-based and don't experience the same lack of response time. Don will reach out to the RCMP and set up a meeting time to discuss options with them.

It was agreed that we will approach Divcon and Plnt to increase their scope of work next summer, focusing on flower beds and tree well landscaping.

Ice Fishing Clinics to be scheduled starting December 22, 10am – Noon, note to go out to the community once ice thickness is safe.

Rick raised the question as to what Fortis is responsible for when a resident might crash into one of the light standards in the community as a few are leaning. Don will contact Fortis once again to press for resolution.

Louise to write a letter to household on the Shores to continue to press the homeowner to better manage their 3-stream garbage commitment.

Treasurer Report – Heather Harris

Overall savings in operational expenses continue to track well with most of this coming from the management of the staff payroll over the summer.

Louise submitted a grant for \$13,000 as part of the deck resurfacing project. A response came back that labor needed to be broken out separately from the cost of the product, having only the value of the product to be offset by 50% by the grant. The information Louise got back from the deck company was that the product was going to cost approximately \$7000, hence now having a grant request of \$3500 on the table.

Board members were to think about items that would be appropriate to present to the Rec Board to submit grant requests for. December is the month that these applications will need to be filed.

Other Items

1. Rick brought up some of the research he had been doing on the water licenses for our community, inquiring about what are the strategies in place in terms of managing our existing licenses.

It would appear that we have two licenses – one a non-expiring license from 1989 providing 45,000 ‘cubes’ of water. Additionally, there is a bigger license from 2002 for 127,750 ‘cubes’ of water that expires in 2022.

Don was asked to check on what the interpretation of these licenses are from Corix as well as to confirm our water usage as far back as we had records. It was also noted by Rick that on the Government website, these two water licenses were mixed up, having the usage not in line with the date of the license. Rick to look into fixing this.

2. Discussion regarding current cardkey security system pros & cons. All acknowledged the need to remove card access from those no longer residing in the community. Don to provide Rick with the full database of active cards out there; Rick will review and provide feedback as to possible best solutions.

Meeting Adjourned: 9:50 pm

Next Meeting: December 19, 2018