

2017 LAHPOA Annual General Meeting Minutes
June 5, 2017 at Carnmoney Golf & Country Club, Davisburg, Alberta

1. The meeting was called to order at 6:45 pm
2. Quorum was confirmed with a total of 117 homeowners in attendance (56) or represented via proxies (61). Notice of meeting and accompanying materials was delivered at least 21 days in advance of the AGM.
3. Approval of Agenda. Motion of approve by Jeff Ascah; seconded by Gord Oliver.
4. Approval of 2016 AGM Minutes (Meeting date will be changed from 2015 to 2016). Motion of approve by Ryan Sawatsky; seconded by Evette Gallant.
5. Introduction of Board Members, Community Management, and guests:
 - a. Captain Chad Sartison – Heritage Pointe Fire Hall
 - i. The HP Fire Hall has answered 1,999 calls since September, 2014 (38% alarms, 24% motor vehicle accidents, 22% medical issues, 11% grass fires, 5% house fires)
 - ii. The Society is now a registered charity and will be involved in the July 8th Stampede breakfast, the July 15th lake clean-up, and the Aug 6th movie night.
 - iii. Reminders:
 1. Check smoke alarms regularly and replace every 10 years
 2. On-line burn permits are required (not for backyard fire pits, though)
 3. Fire hall is still issuing fireworks permits
 - b. Mayor Larry Spilak – MD Foothills (Running for Re-Election this fall)
 - i. Wanted to have 0% tax increase, but outside factors (carbon tax, Lexin default) resulted in a 1.9% increase.
 - ii. St. Francis of Assisi Catholic School (500 student capacity) now open beside Heritage Heights. Both schools use the arena.
 - iii. Dunbow Recreation Board has recently awarded a \$10,000 grant to the LAHPOA for canoes and fly fishing equipment. HP resident Onkar Daliwar now sits on the rec board.
 - iv. Inter-municipal Development Plan (IDP) now with the province for sign-off by yearend. HP is in the IDP planning area, but is not part of the annexation area.
 - v. Calgary Regional Growth Board (10 municipalities) are tasked with developing a growth management plan and regional servicing plan. Larry will push to maintain the MD's autonomy.
 - vi. Residential development proposals before the MD:
 1. DeWinton Heights (~200 homes) June hearing
 2. Aldersyde (1,000 homes) before yearend
 - vii. Aldersyde water/sewage treatment plant will open up the industrial corridor
 - viii. Canada Post - Contact Larry if there are troubles making address changes.
 - ix. Champion Park (trains & station) will open this summer
 - c. Harry Riva-Cambrin – Director of Public Works & Engineering, MD Foothills Management
 - i. Corix – MD has been meeting with Corix and process is moving slowly, but council is serious about buying out the utility. MD has hired engineering & accounting firms to establish a value. MD has to decide if it can afford the buyout, but is positive that it can provide services at a lower cost to HP residents due to MD's scale and ability to get grant funding.
 - ii. No plans in the foreseeable future for an overpass at McLeod and Dunbow.
 - iii. No plans at this time to change the access to the community and fire hall.
 - d. Samantha Seigenberg & Giovanni Silvestri – Alberta Treasury Branch

6. Board of Directors Report; Review and Update – Louise Ascah
 - a. Infrastructure
 - i. Garage Build
 1. Garage was built to store our current and future asset procurements
 2. Moving of the Fortis/Shaw lines added delays and cost.
 3. Building is zoned commercial for fire ratings, and has a five year warranty on the concrete slab.
 - ii. Lake House Repairs
 1. Engineering and geotechnical report done in 2016 at a cost of \$9,700
 2. Contractor to start repair work June 12th at a cost of \$91,000. CFEP funding extended to early August (up to \$45,000 of the above costs).
 3. Front stairs also to be brought up to code under another contract.
 - iii. Aeration System – Bryan Dozzi
 1. Replacement of 5HP compressor with 9 x 1/2HP compressors, inspection and servicing of the 20 air diffusers to occur in late-June/July at a cost of \$14,000.
 2. May look at running the system 16 hours/day instead of past practice of 24 hours/day.
 - b. Grant Success
 - i. Over the past two years to community has accessed \$72,000 of CFEP and Dunbow Recreation Board (DRB) funding.
 - ii. Latest DRB funding of \$10,000 for six canoes and fly fishing kits.
 - c. Whirling Disease
 - i. Whirling disease detected in Bow River basin. LAHP is considered to be in the basin, and draws lake water from the Bow River.
 - ii. Fish licensing controlled by provincial government. Trout stocking uncertain now and in the future.
 - iii. CATCH & RELEASE policy on trout in effect until further notice.
 - d. Environmental Stewardship
 - i. Three stream program for waste removal started in January. Purpose of the program is to reduce garbage tipping fees by promoting separation of organics & recyclables.
 - ii. 2017 tipping fees for the waste streams:
 1. Blue Bin (Recyclables) \$ 0/tonne
 2. Green Bin (Organics) \$ 40/tonne
 3. Black Bin (Garbage) \$104/tonne
 - iii. 214 tonnes of LAHP organics could be diverted from landfill in 2017, and the recycling program has 90% participation.
 - iv. The proposed move to bi-weekly Black Bin collection (using clear garbage bags) at the end of June was discussed at length. The Board will defer the decision on the change and engage more community input.
 - e. Community Partnerships
 - i. The HP Fire Hall has been a big community booster.
 - ii. Great sponsorship has also come from ATB, Save On Foods, Mike Neimens Remax , Stockmans, and DeWinton Pet Hospital
 - f. Community Events Upcoming:
 - i. July 8th Stampede Breakfast
 - ii. Aug 6th Heritage Day at the Pointe
7. Bylaw Amendments – Louise Ascah
 - a. Special Resolution to repeal the 2001 LAHPOA bylaws, and replaced with those presented and voted upon at this AGM. Approval of 75% of members voting at the meeting is required. The specifics of the bylaw amendments were included in the AGM information package delivered to residents.
 - b. ***Motion to REPEAL the LAHPOA Bylaws registered through the Alberta Societies Act in 2001, and to REPLACE with those presented and voted upon through a Special Resolution of Association Members at the AGM convened June 5, 2017.***

Motioned by Rick Gallant; seconded by Gord Oliver. Motion passed with approval of 100 members (85%).

8. Treasurer's Report – Heather Harris

- a. 2016 audited financial statements received from auditor on May 5, 2017.
 - i. Association has entered into 3 GIC's for the Reserve account totaling \$205,000 (GIC of \$45,000 is for a matching grant to repair Lake House).
 - ii. Short term loan of \$50,000 with ATB to establish a credit rating has been paid back. Bylaws allow for borrowing up to 20% of Reserve Fund.
 - iii. Capital assets of \$193,082 were added during the year for the garage, landscaping equipment, water pump replacement, and paddle board purchases.
 - 1. Working with the auditors to add the Lake House and the Lake itself as capital assets.
 - iv. Budget assumed a \$5,000 add to reserve fund in 2016. Operating and revenue gains were offset by unanticipated repairs and garage cost overruns. Net result was a \$12,000 decrease in the reserve fund from \$377,000 to \$365,000.
 - 1. Working with auditors to more clearly show Reserve Fund on financials.
 - v. Fee collection:
 - 1. 2016 fees all paid as of February, 2017. Six required legal assistance to collect.
 - 2. 2017 fees has three accounts outstanding as of June 1st. 125 homeowners paid past due and 11 were sent to legal collection in April.

b. 2017 Budget

i. Operating & Capital Plan

Revenue	\$769,823
Expenses	\$525,480
<u>Capital Expenditures</u>	<u>\$179,683</u>
Net to Reserve Fund	\$ 64,661

- ii. Lake House repairs and aeration system replacement may reduce Fund additions by ~\$25,000

9. Growing the Reserve Fund (Mark O'Henly)

- a. Fee increases are based on Stats Can CPI for Calgary. Fees remained flat or below CPI until 2009 resulting in a significant lost opportunity to build up the Reserve Fund meant to handle both expected and non-expected non-recurring expenses.
- b. A consulting firm with experience with other HOA's will be hired in 2017 (cost of \$10K - \$15K) to perform an independent Life Cycle Study to provide a rational basis for determining the target size of the Reserve Fund. Study results will be presented at the 2018 AGM.
- c. ***Motion to increase the Annual Homeowners Association Fee by \$100 as an initial Reserve Fund contribution per household. Based on results of the Life Cycle Study, a motion will be tabled at the 2018 AGM to set the recommended Reserve Fund contribution amount for future years beginning in 2019. Once the recommended Reserve Fun has been achieved, the Reserve Fund contribution will cease. The Calgary CPI will remain as the annual increase applied to sustain operating funds.***

Motioned by Rick Gallant; seconded by Jeff Ascah. Motion passed with approval of 101 members (86%).

10. Election of LAHPOA Board of Directors

- a. Two current board members (Louise Ascah & Don Francis) have served their term to be replaced by Paul Taylor and Deena Cottingham. The remaining current members (Heather Harris, Mark O'Henly, Glenn Ruskin & Bryan Dozzi). All board members accepted by acclamation.

11. Motion to Adjourn. Motion to adjourn by Jeff Ascah; seconded by Rick Gallant. Meeting concluded and adjourned at 9:30 pm.