



LAHPOA Board of Directors Meeting Minutes

Tuesday, November 25, 2025
7:00pm Lake House @ LAHP

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

Regrets: Kerry Guy

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 November Board Meeting Agenda

Motion: Ryan moved to accept the meeting agenda as presented. Seconded by Carlos. Motion carried.

3. Approval of October Board Meeting Minutes

Motion: Glenn moved to accept the September meeting minutes as presented. Seconded by Jo. Motion carried.

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

4.1 Bluestem Shut Off Valves: The County laid asphalt around the road valves. All sidewalk valves have been addressed except for one on the Isle.

4.2 Commodity Contract Pricing: Enrollment in variable (daily market rate) plan with ATCO confirmed for natural gas and electricity, effective 1 November 2025.

4.3 Foothills County District 6 Councillor: Kerry met with Councillor (John) Callister, the newly elected counsellor for FC District 6. Information arising from this meeting is as follows:

- a. Investigating and gathering feedback pertaining to plans to introduce a speed reduction on Dunbow Road.
- b. The traffic circle at Dunbow Road and 2nd Street should commence construction in Spring 2026. Traffic circle to have 5 approaches with the LAHP community and Firehall having separate approaches.

5. Reports

5.1 Community Manager's Report – Les

- a. Seasonal:
 - i. Christmas Decorating:

- Exterior Christmas decorating was completed on the 17th of November.
- Interior decorating was completed by November 15, in time for the first Christmas Lake House rental of the season.
- Christmas lights installation completed and tested on the 19th of November.

ii. Arbor Care: Community volunteers continue to assist with the removal of black knot from the Schubert trees.

b. Lake House Deep Cleaning: Due to Christmas event bookings, the annual deep clean of the Lake House – initially booked for November 15 – will now be scheduled for January, when the Christmas decorations have been removed.

c. Lake House Rentals: We have eight (8) Christmas-related bookings for the Lake House, which is the largest volume of Christmas bookings in quite some time.

d. Insurance: We have received our insurance renewal policies for coverage from Dec 1, 2025 to November 30, 2026.

i. Commercial Renewal	Premium: \$13,971
ii. Directors and Officers	Premium: \$1,250 Coverage: \$5,000,000
iii. Commercial Liability	Premium: \$2,630 Coverage: \$5,000,000

e. T&T:

- The new black replacement bins have arrived. The bins in use that are labelled with the “T&T” logo will be replaced with the new “LAHP” logo’ed bins on November 27.
- Port-a-potty has been ordered for mid-December through to mid-June.
- Organic bin pick up schedule is now bi-weekly until spring.
- Christmas Tree recycling will commence on December 29, for a 10-day period.
- Since Christmas Day and New Years Day fall on Thursday this year, waste bin pick-up will be re-scheduled to December 23 and 30. A PSA will be sent out a week in advance.

5.2 Treasurer's Report - Ryan

a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.

b. **October Financial Statements:** Circulated under separate email.

Motion: Carlos moved to accept the October financials as presented. Seconded by Glenn. Motion carried.

c. **Budget 2026:** The second draft of the 2026 Operating Budget has been updated to include the October CPI rate and the revised utility and insurance rates. The Reserve Fund budget has not been amended since the second draft was reviewed at the October board meeting.

Action Item: To amend the budget to reflect the waiving of the 2025 CPI to the Operating and Reserve Fund fees, and to provide a \$100 credit to the Reserve Fund fee.

Action Item: To confirm amount of the Foothills County annual recovery and elm scale treatment costs so that the budgets can be approved at the December board meeting.

5.3 Hamlet of Heritage Pointe Collaboration Group – Rick

- a. Launch Pad: A resident of Heritage Meadows has informed the Collaboration Group of his intentions to “dust off” the demand to have the owners of Launchpad (Heritage Pointe Golf Revitalization Ltd) to adhere to the Foothills County Development Permit conditions, specifically pertaining to planting of the requisite number of trees and lighting/sound abatement.

The Meadows resident is seeking support from the HOA’s neighbouring the golf course, and the LAHPOA, as some of the LAHP residents are also negatively impacted by the lack of trees and lighting/sound abatement.

5.4 IT + Communications – Jo

Nothing to report

5.5 Programs and Events

- a. Halloween Spooktacular: Approximately 475 brave souls visited the Lake House and Park during the Halloween Spooktacular. Special thanks to Mike Niemans Realty for assisting in handing out treats, and to all the volunteers who assisted with the decorating and delivery of the program.
- b. Food Trucks: The last Food Trucks of the year were scheduled on the 19th of November.
- c. Christmas Celebration: The annual Community Christmas Celebration is planned for Friday, December 5. Activities will include Horse Drawn Wagon ride (sponsored by Mike Niemans Realty), crafts, food and beverages, skating (subject to ice conditions) and a visit by Saint Nicholas.
- d. Christmas Baking Exchange: Due to previous low registrations, this program will not be offered in 2025.
- e. Letters to Santa: Volunteers have been recruited to assist Saint Nick with writing, and hand-delivering, return letters to the popular “Letters to Santa” program. This program is very popular with our younger residents/grandchildren and attracts strong volunteer support with 12 volunteers signing up within the first 24 hours of the request being circulated.
- f. Christmas Market: Held on November 22. Vendors were pleased with the foot traffic.

5.6 Safety and Security:

- a. CCTV Cameras: The inoperable lake house camera has been replaced and is fully operational.
- b. Gate and VizPin Card Readers: Two spare VizPin readers and a spare proximity card reader have been received and are being stored in the Lake House.

5.7 Architectural Guidelines – Brent

a. 97 HL Drive	Homeowner has installed a “sun shelter” on the northeast side of the house & deck.	Homeowner has submitted pertinent information on the “sun shelter”. The AG&LC committee are reviewing the information submitted and are waiting on submission of the Statutory Declaration from neighbours.
	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.

Water Committee – Glenn Ruskin

- a. Muskrat Management: Previous reports of a muskrat in the lake may have mistaken a mink for a muskrat. A lack of any signs of muskrats visiting the trap and recent photographic evidence have confirmed that the aquatic rodent is a mink and not a muskrat. Since minks do not pose a risk to the lake shore or liner integrity, efforts to trap it have been terminated.
- b. Fish Stocking: 240 rainbow trout, averaging 1.65lbs, were received on October 28. There was great attendance with over 100 residents and guests watching the re-stocking.
- c. Ice Fishing Instruction: Once we know when the lake will be ready for ice fishing (thick enough ice), we will send out program information on the popular ice fishing tutorial program. Ice fishing equipment has been reviewed and upgraded where necessary.
- d. Ice Fishing Derby: Planning has commenced for the January 1, New Years Day Ice Fishing Derby.
- e. Aeration System: The aeration system was shut off for the season on November 25.

- f. Thin Ice: The red flags were raised on November 25. People are to stay off the thin ice until it is deemed to be safe and the green flags go up.

6.0 New Business

No new business

7.0 In Camera - No in camera session required

8.0 Next Meeting:

Monday, December 22

9.0 Adjournment:

Rick adjourned the meeting at 7:45pm.