



LAHPOA Board of Directors

Meeting Minutes

Monday, April 27, 2026

7:00pm Lake House @ LAHP

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

Guests: Les Turner, Community Manager

Regrets: Glenn Ruskin Kerry Guy

1. Welcome and Call to Order

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

2. Approval of April Board Meeting Agenda

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

3. Approval of March Board Meeting Minutes

Motion: Brent moved to accept the March meeting minutes as presented. Seconded by Carlos. Motion carried.

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

4.1 Third Party Vendor Update: Summit Property Management Group provided termination notice for our snow removal contract on March 31, 2026. The termination was accepted but SPMG were reminded that they have a 150-day notice period for termination and that they were still obligated to complete our spring boulevard gravel sweeping which they completed on April 10. Due to the challenges experienced with SPMG in trying to resolve their inability to deliver the requirements of the snow removal contract, the decision was made to terminate both the Snow Removal and Irrigation Maintenance contracts on April 13, 2026, with a 30-day notice period. A request has been made for SPMG to return all LAHPOA property.

Future snow removal and irrigation maintenance will now be performed through Ultimate Pro Landscaping, the company that scored second highest in both areas during our 2025 RFP solicitation exercise. Contracts for both scopes of service were negotiated and signed by both parties.

5. Reports

5.1. Community Manager's Report – Les

- a. **Landscape Team:** Skylar, Hannah, Kieran and Nolan have joined the community landscape team, effective April 27. They will be joining Mary to look after the turf, gardening and minor landscaping tasks in our green spaces. Orientation and training commenced on April 27. New for 2026 will be the cross training of all staff for gardening and turf maintenance competencies, giving us the flexibility to assign the staff when/where needed.

Mary Pool will be supervising the Landscape Team in a part time capacity.

All four staff are community youth, returning to school in late August which creates some uncertainty as to their ability to continue with turf maintenance into the Fall. We will monitor and develop contingency plans for fall landscaping.

- b. **Lake House Team:** Employment posting for the Lake House staff concluded on April 26, with interviews commencing on the 27th. 18 youth will be interviewed for 7 positions, based on the excellent applications received from the candidates.
- c. **Orientation Manuals:** The orientation/training manuals for the Lake House and Landscaping teams have been updated and printed.
- d. **Teen Leadership Program:** Once the Landscape and Lake House team recruiting is complete, work will commence on developing a Teen Leadership program. Recruitment and training will occur in May with volunteer work commencing with the Show & Shine, Stampede Breakfast and Summer Camps.
- e. **Seasonal Transition:** Brian, Darryl and Jim volunteered their time to assist with the seasonal transition on April 21. The work was completed in a very timely fashion and was greatly appreciated. Thanks gentlemen!
- f. **Black Bin Inventory:** We are averaging the replacement of 1-2 black bins on a weekly basis. All are experiencing major cracking down the back side of the bin. 30 bins have been replaced so far in 2026 and a total of 86 have been replaced since we started tracking inventory 14 months ago.

Inventory tracking shows that we are down to 10 bins, which suggests that we should replenish our inventory.

Motion: Ryan moved that we purchase an additional 72 LAHP 32-gallon black bins, complete with the LAHP logo. Cost of \$5400 to be billed to the Reserve Fund as a unbudgeted item. Seconded by Brent. Motion carried.
- g. **Street Sweeping:** Foothills County and their contractors completed the annual street sweeping on April 14. An appreciation email was sent to the County for an excellent job, performed in a very timely manner and with minimal impact to the residents.
- h. **HOA/RA Collaboration Network:** During the April 15 meeting of the Calgary and Area HOA/RA Collaboration Network, the group discussed the merits of becoming, or not becoming, a not-for-profit society. Following a healthy debate, the group voted unanimously to not become a not-for-profit society, but rather to follow the previously agreed upon Operating Guidelines. As such, the group will elect an executive who will run the meetings in accordance with generally accepted principles and to have all members agree to general membership guidelines (attendance, participation and confidentiality).
- i. **Berm Mowing and Herbicide Application:** Foothills County has agreed to pay for half the cost of the herbicide application on the entire berm. They have also agreed to pay for the mowing of the berm. Both projects will take place in June.

k. **Elm Scale Treatment:** Despite this project being budgeted to occur in May, the work is now scheduled to occur between mid-June and July 31.

l. **Community Feedback:**

- A resident wrote into the office suggesting that we request that the County install pedestrian flashing lights at the two “T” intersections where the Drive and Blvd intersect. The resident also requested that Les inform residents with unkept properties that their properties need to be brought up to community standards.

Action: Les to inform the resident that his concerns were discussed by the Board, and that no action will be forthcoming.

- A complaint was raised pertaining to a resident with a parked Jeep on their front lawn.

Action: A letter has been sent to the homeowner requesting that vehicles not be parked on their lawn.

5.2. Treasurer’s Report – Ryan

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

b. **Monthly Financial Statements:** Circulated under separate report.

Motion: Ryan moved to accept the March financial statements as presented. Seconded by Jo. Motion carried.

c. **2025 YE Financial Statements (Draft):** Circulated under separate email. KMSS has completed their audit of the LAHPOA’s 2025 YE financial statements. Prior to circulation as part of the 2026 AGM pre-reads, these financial statements need to be approved by the Board of Directors.

Motion: Ryan moved to approve the 2025 audited YE financial statements as prepared by KMSS. Seconded by Carlos. Motion carried.

Action: Ryan to advise KMSS and complete all final requirements before the audited financial statements are printed and distributed for the AGM.

d. **Dunbow Recreation Board Application:** The soccer nets have been purchased and will be installed the first week of May, along with the painting of the soccer field lines.

5.3. Hamlet of Heritage Pointe Collaboration Group – Rick

Nothing to report

5.4. IT + Communications – Jo

Jo reports that the price for our website subscription is increasing. She recommends that we look to renew with a lower subscription level package.

Action: Les to renew the Wix subscription and to monitor for any future issues that may arise through the reduction of options offered through the new subscription package.

5.5. Programs and Events - Carlos

a. **Easter Celebration:** 61 children and grandchildren, plus their families, attended the April 5 Easter Sunday Celebration. Numbers were 30% less than previous years, primarily due to school spring break occurring at the same time.

- b. **Wine & Paint Night:** 12 ladies attended on April 9. The next Wine and Paint night is scheduled for June 4. The program is now being led by ladies from the community.
- c. **Community Clean Up:** Scheduled for Saturday, May 30 with a call out to community residents to assist with the cleaning of Pine Creek Road and the ravine behind the Canada Post mailbox shelter.
- d. **Show and Shine:** Saturday, June 6
- Event is confirmed and planning is well underway.
 - We've secured \$3,500 in sponsorship contributions to date – great support from the community. Thank you to Okotoks Toyota, Madison Edge Properties and Royal LePage Solutions.
 - A suggestion from William (Madison Edge Properties) is to expand the event footprint by closing a portion of the road at the community entrance (like Stampede Breakfast) to accommodate additional cars and reduce congestion.
Action: Les has requested approval from Foothills County to close the section of HL Blvd, between the Lake House and garage, for the duration of the car show.
 - Hubtown Brewery will provide a beer tasting option in the Sport Court, along with the beer garden. Foothills Creamery may also attend and provide ice cream treats.
 - Foothills FD will volunteer to bbq.
 - Proposal to allow tents on the green space behind the parking lot to better accommodate attendees and vendors.
- e. **Movie in the Park:** Friday, September 11. Proposed format to incorporate outdoor movie at the athletic field, food trucks, popcorn, kids' items (neon necklaces, bracelets, etc.). We will be seeking a major sponsor to support this event, as it is currently not budgeted. Total costs should not exceed \$3000 for the movie equipment and licensing.
- f. **Community Art Exhibition and Sale:** Planned for Friday, May 8. Organized by community resident, Tammy.
- g. **Food Trucks:** Have been in touch with 6 food trucks who are interested in rotating through the community come Spring. Goal is to start May 21 and then every second Thursday. Les to post scheduled trucks prior to the events.
- h. **Mike Niemans Community Garage Sale:** Saturday, May 23. BBQ at the Lake House with proceeds going to the Children's Hospital.
- i. **Foothills Fire Department (FFD):** Les and Carlos had a very positive meeting with the FFD. They're interested in being involved in community events and engaging with residents. However, it's unclear how past donations to the FFD have been used, and funding available to them to support community events appears to be minimal.

Suggested approach, rather than donating funds to the FFD and then seeking sponsorship back, we:

- Invite FFD to participate in events (presence, trucks, engagement, etc.)
- Continue to secure event-specific sponsors independently

- Pool any surplus funds at the end of the season and allocate them strategically (e.g., Firefighters Benevolent Society, Okotoks Food Bank, etc.)

Action Item: Charitable donations collected at specific events to be donated to the charity of choice. Sponsorship revenues to be used for special events expenses. If there is a surplus of sponsorship money at the end of the year, then the community will review charitable needs and make a charitable donation. Surplus sponsorship monies will not be rolled into general revenues.

5.6. Safety and Security: - Kerry
Nothing to report

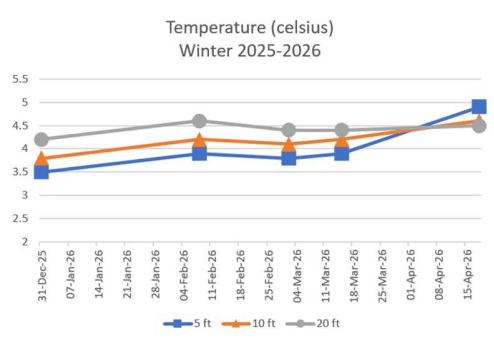
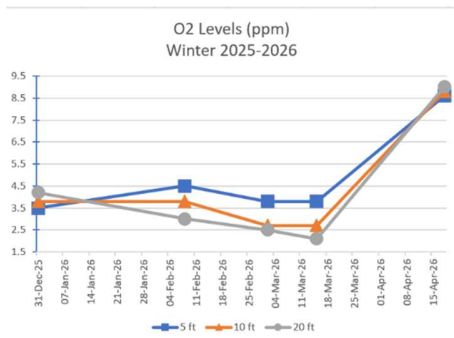
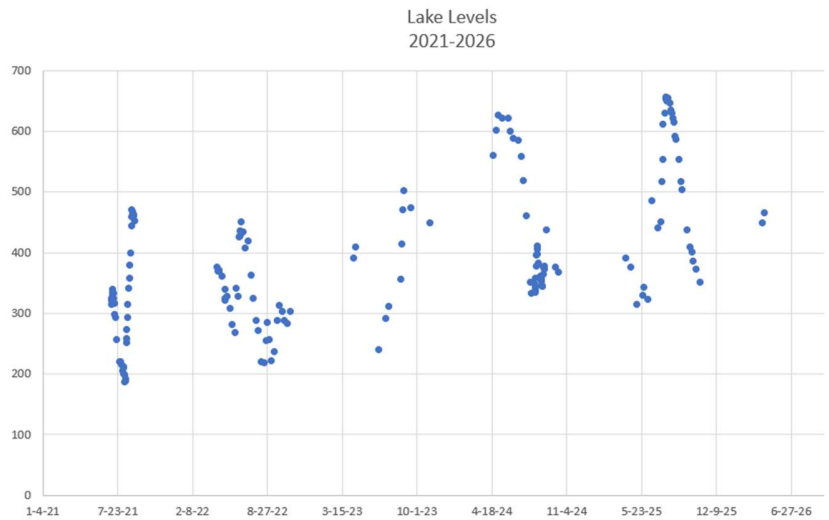
5.7. Architectural Guidelines – Brent

a.	49 HL Blvd	Preliminary plans to replace rear deck and add on a sunroom.	Preliminary planning stages
b.	193 H Isle	New landscaping	Approved
c.	184 H Isle	Inquiring about exterior pool requirements	Investigative
d.	100 H Isle	Installation of hot tub and privacy screens	Approved
e.	233 H Isle	Approval of hot tub and privacy wall location due to proximity to H Isle Park and Pathway	Approved
f.	82 H Shores	Inquiring as to process to paint exterior new colors	Investigative
g.	8 H Shores	New landscaping including the development of a half sport court	Approved
h.	40 H Mews	New shingles and eaves troughs	Approved
i.	84 H Drive	New landscaping and a request for rear yard fencing	Approved landscaping. No formal submission on the rear yard fencing.
j.	76 H Drive	Exterior painting	Approved

5.8 Water Committee - Ryan

The first Water Committee meeting of the year was held on April 20 with Ryan M, Dale E, Graham P, Jim C, Bryan D and Sean M volunteering as members.

- a. Ice Out: The lake was declared “free of ice” on Saturday, April 18.
- b. Fishing: Now that the ice is out, the fish are active and biting. No signs of Prussian carp.
- c. Aeration: With oxygen levels measuring above 8.5ppm on April 18, the aeration system was activated on Monday, April 20. Timers on the aeration compressors will be installed in early May. The bi-annual aeration compressor overhauls are scheduled for this spring.
- d. Observation of Lake Water parameters



- e. Lake Chemical Management Plan: The lake chemical management plan has been submitted by Smoky Trout and reflects an aggressive plan to address algae. The increased costs for the aggressive treatment (\$13,879) have been factored into our budget (\$14,439).

- f. Fishing Stocking: Scheduled for June and September, with the hopes of receiving larger fish. Smoky Trout to be reminded of the extra 150 lbs of fish to be received after the inventory shortage from Fall 2025.
- g. Clean the Lake: Scheduled for Saturday, May 9 by the Dive Shop and volunteers. The community will supply the BBQ supplies, as an appreciation to the Dive Shop and their volunteers. Les to remind the divers to observe and report back on the health of the fish.
- h. Migratory Bird Management: Egg Relocation Permits are in place with eggs starting to be collected as of April 18.
- i. Docks: Docks at the north end appear to have been damaged by ice flows.
- j. Lakeside Resident Communications: Les to ensure that a paragraph pertaining to dock upkeep/maintenance is included in the annual Lakeside Resident communications PSA.

5.9 Foothills County Liaison – Kerry
Nothing to report.

6. New Business

6.1 Annual General Meeting - Rick

The AGM is scheduled for Wednesday, June 3 at the DeWinton Community Hall. The meeting is scheduled to start at 6pm. As per our bylaws, notice of this meeting must be given to all residents 14 days prior to the meeting.

The following documents comprise the AGM package which serves as official notice of the AGM.

- a. Board Chair Invitation
- b. AGM Agenda
- c. 2025 AGM Meeting Minutes
- d. 2025 YE Audited Financial Statements
- e. Board of Directors Nomination Form
- f. AGM Voting Proxy

Direction: All aforementioned documents have been reviewed and are good to go to printing. 490 packages containing all AGM documents to be hand delivered prior to May 15.

7. In Camera

8. Next Meeting:

Monday, May 25

9. Adjournment:

Rick adjourned the meeting at 8:00pm.