



## LAHPOA Board of Directors

### Meeting Minutes

Monday, March 30, 2026

7:00pm Lake House @ LAHP

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

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 March Board Meeting Agenda

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

#### 3. Approval of February Board Meeting Minutes

**Motion:** Jo moved to accept the February meeting minutes as presented. Seconded by Brent. Motion carried.

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

4.1 Snow Removal: A meeting was held on March 5 to review and discuss the snow removal scope of work with our snow removal contractor, Summit Property Management Group (SPMG). After 5 months of snow removal service this season, equipment and performance expectation concerns were raised by the LAHPOA.

During the meeting, the contractor wished to clarify call out terms/conditions, pricing, ability to use a plow on the sidewalks and liability for damages should they be approved to use a plow. As these details are clearly laid out in the contract, the LAHPOA simply referred to the contract terms but offered to provide some exceptions and clarifications in a contract amendment. SPMG has been unwilling to execute the amendment and has therefore been asked to comply with the original contract terms.

SPMG has implied, verbally and in writing, that they will terminate the contract if we do not amend our contract terms to accommodate their concerns. Rick outlined to the board the various challenges we have had in trying to deal with SPMG as a contractor.

The board discussed what options are available should SPMG follow-through on their indicated intention to terminate the snow removal contract. It was agreed that if Summit does move forward with terminating the snow removal contract that the LAHPOA would terminate both contracts currently held by SPMG (snow removal and irrigation maintenance) given the challenges we have had in working with this contractor. In fact, pending SPMG's performance in closing out the snow removal season, the LAHPOA may choose to terminate the contracts whether SPMG initiates the termination process or not. In the event of termination, the LAHPOA has the option to approach the second-choice bidder from our recently completed tender

process and determine their willingness to engage in negotiations to assume both scopes of work from SPMG. Alternatively, we could re-initiate the tender process for these scopes of work. The challenge with re-tendering is that it would be difficult to complete that process in time for the 2026 irrigation and landscaping season. The board agreed on the following course of action.

**Action:** Rick, Ryan and Les to move forward exploring options for snow removal and irrigation maintenance contracting with the second-choice contractor from the 2025 RFQ process.

## 5. Reports:

### 5.1 Community Manager's Report – Les

- a. **AB Society's Act Return:** The 2026 annual report for the AB Society's Act has been completed for the year.
- b. **Lake House Painting:** The east interior wall and stairwell were painted by Harding's Painting on March 5 & 6. Rick touched up some additional baseboards with the left-over paint.
- c. **Landscape Employment Posting:** We are currently recruiting candidates for the LAHPOA gardening and turf maintenance positions. Competition closes on April 3 with employment commencing on April 27.
- d. **Lake House Staff Summer Employment:** The employment posting for summer Lake House staff will be circulated on April 6, with the deadline for applications being April 27. A call out to our previous senior staff reveals that our 2025 senior staff will not be returning to Calgary this summer and/or will be seeking employment opportunities that align with their career paths.

The Summer Staff Orientation Manual is being reviewed, and will be updated where necessary, prior to the May 26 & 27 Lake House staff orientation sessions.

- e. **Teen Leadership Program:** With an eye on the need for special event volunteers, summer program assistance and pre-training for future summer staff opportunities, Les will be offering a Leadership Orientation/Training program for our community teens. Specifically geared towards 14 & 15-year-olds, the program will focus on customer service, safety, working with children, communications, problem solving, team development and would include a requirement to volunteer for "x" hours of community programs. Successful participants may be fast-tracked for future community employment opportunities.
- f. **HOA/RA Collaboration Network:** The next meeting of the Calgary and Area HOA/RA Collaboration Network is scheduled for April 15. At this meeting, the group will be voting on whether to proceed with registering as an Alberta Society or remaining as a collaboration group. Our desire, and future participation, is based on the group remaining as it was initially conceived, that being a collaboration group.
- g. **Playground Inspections:** We have scheduled an inspection of all playgrounds (nuts, bolts, safety hazards, etc.) for mid-May. We will use in-house staff for this work.

- h. **Herbicide/Fertilizer Application:** We have been presented an option by Nutrilawn to pre-pay for our 2026 herbicide and fertilizer services. In doing so, the community would save 5% or \$1,146. The only risk to accepting this offer is if NutriLawn, a reputable contractor, would cease operating. With the risk deemed to be minimal, the decision was made to pre-pay for our herbicide and landscape services for 2026.
- i. **Berm Mowing and Herbicide Application:** We will resurrect the mowing of the berm, which has not been done in 5+ years. The LAHPOA will secure a contract with the County's preferred vendor, Acre Prime, and arrange for this work to be completed in June. The County will reimburse the community for this work.

New for 2026 will be an herbicide application to control the thistle and other noxious weeds that have accumulated along the berm. The community is carrying \$500 in the budget based on spot treating the weeds but a recent quote from Nutrilawn indicates it will cost \$2800 to spray the entire community side of the berm which is the only realistic approach. The increased cost will be mitigated by the savings of \$1146 from 2026 herbicide/fertilizer application savings (referred to in "h" above) but we will still be \$1154 short.

Foothills County has agreed to fund \$2800 for the herbicide application of the sports field side of the berm.

**Motion:** Rick moved to proceed with the herbicide application on the berm on the basis that the county will pay half of the cost. Seconded by Carlos. Motion carried. This work will be scheduled shortly after the berm has been mowed in June.

**Action:** Les to re-engage Nutrilawn on a plan to treat the entire berm for weeds.

- k. **Woodpeckers/Flickers:** With the woodpeckers/flickers already doing damage to the garage walls, we re-installed plastic spiral streamers as a deterrent. The new holes have already been patched and painted.
- j. **Sports Field Bookings:** As the LAHPOA manages the Foothills County sports field next to our community, we have sent confirmation emails to all groups who have confirmed bookings for the 2026 season.
- k. **Street Sweeping:** The Foothills County has advised that they are planning a street sweeping date of April 14 & 15 (weather dependent). Les will circulate a PSA announcement asking residents to sweep out their garages and driveways prior to the county sweeping. He is also in the process of lining up our contractor to sweep the gravel from our curbs and boulevards prior to April 14.
- l. **Spring Reminders:** The following PSA of Spring Reminders will be circulated in early April.



## 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 email.  
**Motion:** Ryan moved to accept the February financials as presented. Seconded by Jo. Motion carried.
- c. **2026 HOA Fees:** For the first time in recent history, and maybe ever, all 490 residents have paid their 2026 HOA fees without having to engage collection services.
- d. **Cash Flow / Investment Plan:**  
Reserve Fund: Ryan described the process and spreadsheets he uses to execute and monitor GIC purchases in both the Operating and Reserve Fund accounts ensuring that we capture the best interest rates possible while also ensuring funds are always available when needed. He also explained that when interest rates were high, and we had a significant surplus in the Reserve Fund account from the sale of a portion of one of our water licences, we locked in a number of longer-term GICs in the Reserve Fund account. This work is yielding attractive interest revenue, some of which is shown on the Balance Sheet as an Accrued Receivable which will be realized when the GICs mature.

	previous December	January	February	March	April	May	June	July	August	September	October	November	December
22) Short Term Reserve GIC - Intra-year (purchased this year and maturing this year)													
2026-Mar-01, \$18K, 2.30%, 240 day, \$16,241.97			\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00	\$ 16,000.00			
2026-Aug-01, \$8K, 2.20%, 175 day, \$6,064.73			\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00					
2026-Jul-01, \$10K, 2.20%, 148 day, \$10,089.21			\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00						
2026-Jun-01, \$11K, 2.10%, 118 day, \$11,074.68			\$ 11,000.00	\$ 11,000.00	\$ 11,000.00	\$ 11,000.00							
2026-May-01, \$32K, 1.55%, 87 day, \$32,118.22			\$ 32,000.00	\$ 32,000.00	\$ 32,000.00								
2026-Apr-01, \$7K, 1.25%, 57 day, \$7,013.66			\$ 7,000.00	\$ 7,000.00									
GICs maturing back to Reserve Savings		\$ -	\$ -	\$ -	\$ 7,013.66	\$ 32,118.22	\$ 11,074.68	\$ 10,089.21	\$ 6,064.73	\$ -	\$ 16,241.97	\$ -	\$ -
23) Long Term Reserve GIC - Landing (purchased previous years and maturing this year)													
2026-Feb-01, \$100K, 4.44%, 2 year, \$108,892.17		\$ 100,000.00											
GICs maturing back to Reserve Savings		\$ 108,892.16											
24) Long Term Reserve GIC Strategy (purchased this year, maturing future years)													
2031-Jan-05, \$220K, 3.60%, 5 year, \$29,621.70	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00
2031-Feb-03, \$150K, 3.00%, 5 year, \$174,013.15		\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
GICs purchased this year and maturing in future years													
25) Long Term Reserve GIC Strategy (purchased previous years, maturing future years)													
2027-Jan-16, \$100K, 3.30%	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
2027-Mar-04, \$200K, 4.35%	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
2027-Jul-06, \$220K, 3.95%	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00	\$ 220,000.00
2028-Jul-06, \$300K, 3.90%	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
2029-Jul-06, \$130K, 3.75%	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00

### Operating Fund

2026-Feb-10, \$45K, 0.587%, 13 day, \$45,009.41	\$ 45,000.00												
2026-Dec-01, \$180K, 2.4%, 266 day, \$183,148.27	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00	\$ 180,000.00
2026-Nov-01, \$35K, 2.30%, 268 day, \$35,591.07	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
2026-Oct-01, \$42K, 2.30%, 237 day, \$42,627.24	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,000.00	\$ 42,627.24		
2026-Sept-01, \$81K, 2.30%, 207 day, \$82,056.55	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00	\$ 81,000.00			
2026-Aug-01, \$71K, 2.20%, 165 day, \$71,706.11	\$ 71,000.00	\$ 71,000.00	\$ 71,000.00	\$ 71,000.00	\$ 71,000.00	\$ 71,000.00	\$ 71,000.00						
2026-Jul-01, \$78K, 2.20%, 124 day, \$78,582.97	\$ 78,000.00	\$ 78,000.00	\$ 78,000.00	\$ 78,000.00	\$ 78,000.00								
			\$ 80,000.00	\$ 80,000.00									
			\$ 62,000.00										
GICs maturing back to Operating Savings	\$ -	\$ 45,009.41	\$ -	\$ 62,145.23	\$ 80,187.40	\$ 78,582.97	\$ 71,706.11	\$ 82,056.55	\$ 42,627.24	\$ 35,591.07	\$ 183,148.27		

- e. **Dunbow Recreation Board Application:** Rick spoke to our DRB application for new soccer nets for the Sports Field, at the March 23 DRB meeting. The DRB has advised that our request to purchase soccer nets, at a cost of \$418 (100%), has been approved.

**Action:** Les to proceed with the purchase of new soccer nets for the HP Sports Field soccer pitch.

#### 5.3 Hamlet of Heritage Pointe Collaboration Group – Rick

Nothing to report

#### 5.4 IT + Communications – Jo

Nothing to report

#### 5.5 Programs and Events - Carlos

A meeting was held with Les on March 16 to discuss upcoming programs and to clarify roles and responsibilities.

- a. **St Patrick's Day Coffee Party:** The Tuesday Coffee Club hosted a St Patrick's Day themed coffee event on Tuesday, March 17. 20 residents were in attendance, with many dressed in their best green attire.

- b. **Lake Ice Closing:** The very warm weather in early March followed immediately by a heavy wet snowfall resulted in conditions with a significant slush layer on the lake ice. As a result, the decision was made the week of March 9 to not try to clear the snow off the skating surfaces given the 15+ C weather forecast for the following week.

Ice was noticed to be separating from the shoreline on March 18, so the decision was made to close the lake, and raise the red flag on Friday, March 20.

- c. **Easter Celebration:** Scheduled for Easter Sunday, April 5 with 3 sponsors secured. Planning continues with the Easter Egg hunt, crafts, Easter Bunny and food/beverages. To date, we have 63 of 100 spots filled, knowing that most registrations come the week prior to the event.
- d. **Foothills Firefighters Society (FFS):** A meeting is planned with the executive of the Foothills Firefighters Society to discuss program collaboration on the Show & Shine, Stampede Breakfast and Movie in the Park programs.
- e. **Canada Day:** Investigating a Canada Day celebration, complete with fireworks and possibly the Movie in the Park event.
- f. **Lending Library:** Moved to the lower level of the Lake House.
- g. **Wine & Paint Night:** Scheduled for Thursday, April 9. Hosted by three community residents.
- h. **Community Art Exhibition:** Planned for Friday, May 8.
- i. **Food Trucks:** Looking to bring this program back but with a monthly calendar published so residents can make advanced plans as to when their favourite food truck will be in the neighborhood. May investigate pre-ordering options.
- j. **Mike Niemans Community Garage Sale:** Saturday, May 23.
- k. **Show and Shine:** Planning has commenced for this popular event, scheduled for Saturday, June 6. Approximately 25 spaces to be reserved for community residents with the remaining spaces to be filled by "invitation".

#### 5.6 Safety and Security: - Kerry

- a. **North Dock Shores Solar Charging System:** Tests on the spare gate batteries in the garage indicated that all but one 35A battery had reached the end of their lifespans. These batteries and the ones installed at the gates were purchased as part of the security gate upgrade project in 2019. As a result, and in consultation with GateWorks, the decision was taken to replace all of the gate batteries (2 X 35A at each gate) with one larger 100A battery at each gate. On March 18, all 35A battery pairs were removed from the gate battery boxes and replaced with one deep cycle 100A battery, which will provide longer periods of sustained power during cloudy periods. The 35A batteries removed on March 18 will be tested and we will keep any good batteries as spares.

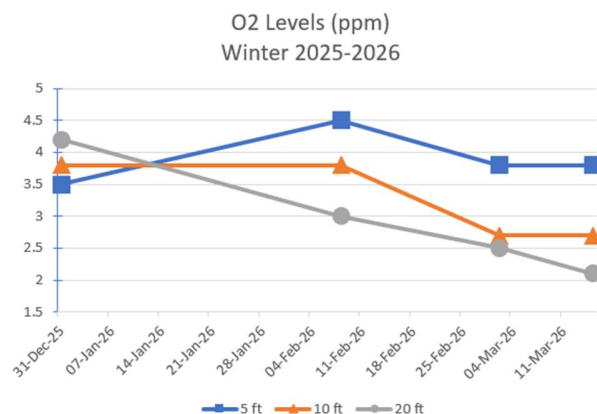
- b. **South Entrance CCTV:** It appears that the littering has ceased at the south entrance, so the temporary cameras have been removed.
- c. **GateWorks Preventative Maintenance:** The issues with the card reader at the North Dock North gate were deemed to be with a frozen card, and not with the card reader.
- d. **Lake House Fire Inspection:** All deficiencies identified in our recent inspection by Foothills Fire Department were addressed by *Fire Inspection Services Inc* on March 19.

5.7 Architectural Guidelines – Brent

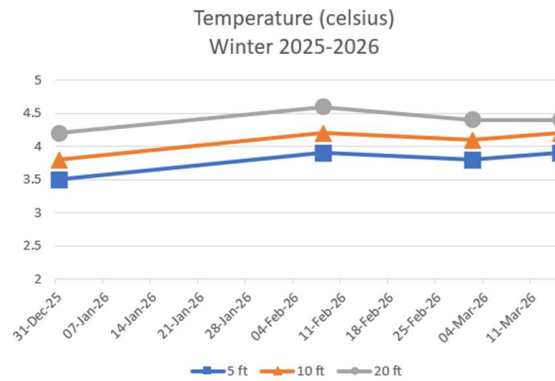
a.	49 HL Blvd	Preliminary plans to replace rear deck and add on a sunroom.	Preliminary planning stages.
b.	181 HL Blvd	Replace all existing trees and shrubs with new ones.	Approved.
c.	100 H Isle	Seeking steps to add a hot tub and retractable screens under existing deck	Direction provided.
d.	16 H Landing	Request to widen the driveway.	Request denied.
e.	193 H Isle	Upgrade landscaping with rock gardens, shrubs and new grass.	Preliminary planning stages.

5.8 Water Committee - Glenn

a. **Oxygen Content**



**b. Temperature:**



c. **Fishing:** Fishing continues to be challenging, which is as expected considering the water temperature and low oxygen levels. Our data has been shared with Smoky Trout, and we have been advised that the O2 level is “holding its own with half the water column still at or above 3.5ppm so it should be okay for another 3-4 weeks.”

d. **Water Committee:** Committee to resume regular meetings in April.

e. **Goose Egg Collection:** Permits are in place for the 2026 goose egg collection program.

**5.9 Foothills County Liaison – Kerry**

a. **Dunbow Road / 2 Street Roundabout Detour:** The detour planned for the Dunbow Road / 2<sup>nd</sup> Street intersection was circulated and discussed. Construction is slated for a 5-month duration starting in May.

**Action:** Les to communicate the Dunbow Road detour plan through the community social mediums.

**6. New Business**

No new business.

**7. In Camera**

**8. Next Meeting:**

Monday, April 27

**9. Adjournment:**

Rick adjourned the meeting at 8:15pm.