



**LAHPOA Board of Directors
Meeting Agenda & Reports
Monday, January 26, 2026
7:00pm Lake House @ LAHP**

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

Guests: Les Turner, Community Manager

AGENDA

		<u>Action</u>	<u>MRP</u>
1.0	Call to Order, Welcome & Introductions		Rick
2.0	Approval of January Board Meeting Agenda	Motion	Rick
3.0	Approval of December Board Meeting Minutes Appendix A	Motion	Rick
4.0	Business Arising from Previous Meetings (<i>not covered in Directors Reports</i>)		
4.1			
5.0	Reports		
5.1	Community Manager	Information	Les
5.2	Treasurer	Information	Ryan
5.3	Hamlet of Heritage Pointe Collaboration Group	Information	Rick
5.4	IT & Communications	Information	Jo
5.5	Programs and Events	Information	Carlos
5.6	Safety & Security	Information	Les
5.7	Architectural Controls and Landscape Guidelines	Information	Brent
5.8	Water Committee	Information	Glenn
6.0	New Business		
6.1			
7.0	In Camera	Discussion	Rick
8.0	Next Meeting <i>Monday, February 23</i>	Action	Rick
9.0	Adjournment	Action	Rick

BOARD & MANAGEMENT REPORTS

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

4.1

5. Reports

5.1 Community Manager's Report – Les

- a. Lake House
 - Bookings: The Lake House continues to be well utilized with rentals. For January, we have 6 rentals and 5 programs on the books. Due to booking conflicts, there were also a few requests we could not accommodate. Looking ahead, we have 5 rentals already booked for February and are taking bookings out to July 2026.
 - Deep Clean: Contract cleaners have completed the bi-annual deep clean of the Lake House.
- b. Christmas Decorations: All Christmas decorations and lights have been removed and placed in the garage. As time permits, the lights are being tested, re-furbished, and sorted and the figurines are being dismantled prior to storage.
- c. Winter Recreation on the Lake:
 - Skating: Seasonal temperatures have allowed for great use of the skating surfaces. Rick continues to clear and flood the skating surfaces. Unfortunately, warm Chinook weather mid-January created un-skateable conditions for a few days.
 - Ice Fishing: Based on the number of pylons on the ice, and booking requests for the equipment, ice fishing is a very popular.
 - Cross Country Skiing: We have received one query about cross country ski track setting, confirming that this activity is not a priority for community residents.
- d. Waste Removal: An additional 30 black totes were ordered in January, at a cost of \$75/tote (\$2,250 total cost). We are carrying \$3,000 in the March Reserve Fund Budget, but the early order was deemed necessary due to faster depletion of inventory than expected.

55 black totes and 22 blue totes were ordered in September 2025. As of January 14, we have dispersed 48 black totes due to residents primarily reporting cracking down the back wall, which compromises the ability for the trucks to properly empty the totes. T&T reports that this cracking is consistent with the totes age and exposure to UV light.

In September 2025, there was no need for green (organic) totes identified but T&T is now advising that we do not have any spare green totes in stock. New 64-gallon green totes cost \$98/tote.

Recommendation: To purchase 20 new 64-gallon green totes at a cost not to exceed \$2,000.

- e. Database Reconciliation: The resident database, VizPin access, and waivers of liability have been updated. All hard copies of waivers, architectural applications, etc. have been filed.

- f. Time Away: I will be away from the community from March 21-28 but will be working remotely via email.

5.2 Treasurer's Report - Ryan

- a. Monthly Payables: Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper. Cut off for the 2025 fiscal year occurred on January 15.
- b. December Financial Statements: Circulated under separate email.

Motion: Approval of financial statements

- c. 2026 HOA Fee Invoices: All 490 residents had their 2026 HOA fee packages delivered on January 24. Deadline for receipt of full payment is February 28, 2026.
- d. Dunbow Recreation Board (DRB): An application has been prepared for the DRB, requesting support to purchase two new regulation sized soccer nets for the Heritage Pointe soccer pitch. With the pitch being used more every year, and the County looking to increase its usage, we need higher quality nets. Costs range between \$576 (Kwik Goal) and \$304 (Marchants). The deadline for application is February 12.

Motion: Approval to apply to the DRB, requesting funds to cover 50% of the cost of two new regulation sized soccer nets.

5.3 Heritage Pointe Collaboration Group – Rick

- a. Wastewater Rate Regulation: Foothills Councillor Callister has informed the HPCG that Foothills County Council is supporting their initiative to have Bluestem's private wastewater rates regulated by the Alberta Utilities Commission. On January 14, Foothills County, Reeve Stewart submitted a letter to the Minister of Affordability and Utilities asking that wastewater rates for Hamlet of the Heritage Pointe communities be regulated.
- b. Area Development: Heritage Views, a new development SE of Heritage Crossing booked the Lake House for community engagement on February 4. On January 6, approximately 60 residents from the HP Ravine attended an Open House for the Serenity Phase III/IV development.

5.4 IT + Communications – Jo

Nothing to report

5.5 Programs and Events – Carlos (*I've asked Carlos to review/amend this report*)

- a. New Years Eve Fireworks: Thanks to the generosity of two LAHP families, the community enjoyed an amazing fireworks display on New Year's Eve. Fireworks were set off from the middle of the lake, starting at 9:00pm. Many residents and guests enjoyed the fireworks with cheers emanating from around the lake.

b. Carlos and Les met to discuss the mandate of community programming and future programming. The following programs/ideas were discussed:

- Easter: Sunday, April 5.
- Stampede Breakfast: Saturday, July 4.
- Show & Shine, June 6.
- Summer Programming: 3-4 events organized over the summer by LH summer staff.
- Outdoor Movie (proposed): We did not budget for this event in 2026, but we could approach the Foothills Fire Department Society as they may be interested in co-sponsoring.
- Concession (proposed): Selling single serve, pre-packaged items through the Lake House staff (chips, pop, candy, etc)
- Ice Cream sales (proposed). Sales of single serve, pre-packaged ice cream out of the Lake House concession.
- Food Trucks: Proposing to augment this service by providing picnic tables (donated?) and beer/cooler services. The parking lot could be blocked off but may be very congested during the summer months.

5.6 Safety and Security - Kerry

- a. GateWorks performed their semi-regular PM on the gates and CCTV season. No major issues were reported
- b. North Dock solar charging system: We are monitoring the North dock solar charging system. After longer stretches of overcast skies, we are noticing that the batteries cannot power the gate for extended periods of time, leading us to believe that the two existing solar panels may not have the capacity to fully charge the batteries
- c. South Entrance Litter: Due to a recent occurrence of liquor and pop bottles being discarded at the south entrance, we are monitoring the area to try and identify who the offender is.

5.7 Architectural Guidelines – Brent

- a. Inquiry received from a homeowner looking to add solar panels
- b. Inquiry from a homeowner looking to renovate exterior stonework, or perhaps just remediate current stonework.

5.8 Water Committee – Glenn Ruskin

- a. Migratory Bird Control Permit: The annual application to control migratory birds during the spring nesting season, has been received from Environment Canada.
- b. Recreational Fish Culture License: We have submitted our renewal to Alberta Environment, for the Recreational Fish Culture License. This license is renewed every 5 years, at a cost of

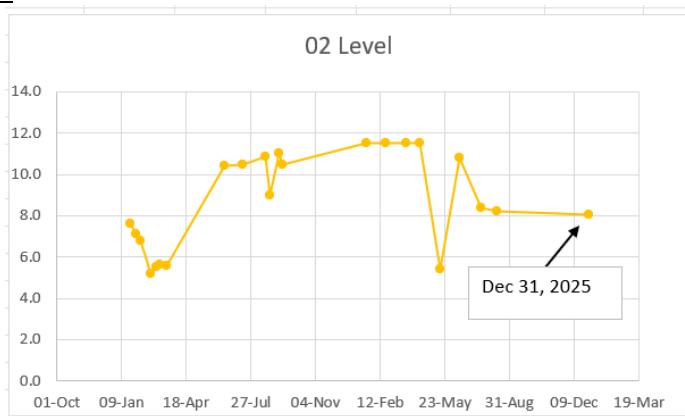
\$100, and is a requirement through the provincial Water Act for lakes using the water for the culture of fish.

c. New Years Day Ice Fishing Derby: A successful day with 24 families participating. We believe that using three independent fishing zones this year increased the number of fish reeled in, with a total of 12 fish caught.



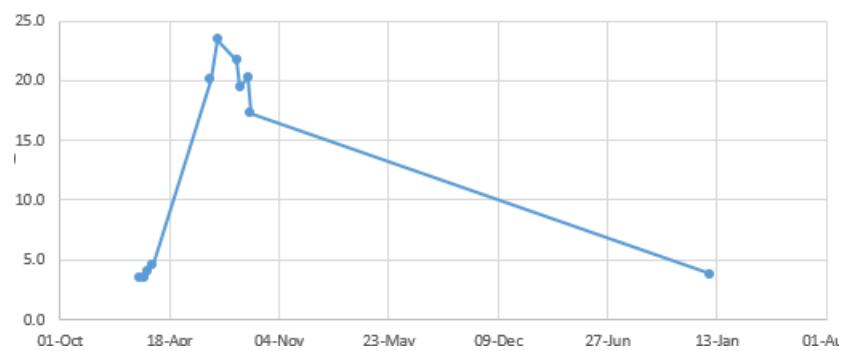
d. Water Quality:

Oxygen Content



Temperature:

Average Temperature



6.0 New Business

6.1

**LAHPOA Board of Directors
Meeting Minutes**

Monday, December 22, 2025
7:00pm Lake House @ LAHP

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

Regrets: Jo Scott

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 December Board Meeting Agenda

Motion: Glenn moved to accept the meeting agenda as presented. Seconded by Brent. Motion carried.

3. Approval of November Board Meeting Minutes

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

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

5. Reports

a. Community Manager's Report – Les

- a. **Lake House Bookings:** The Lake House is being well used leading up to and including the holidays with 12 community programs/meetings and 8 rentals.
- b. **Snow Removal:** With a new snow removal contractor and the first significant snowfalls, we have been spending time coaching and educating the contractor, and his team, about our snow removal expectations.
- c. **Winter Recreation on the Lake:** To safely use the Kubota on the ice, we require an ice thickness of 8". This thickness was reached on December 20, and the skating surfaces were cleared. Green flags and social media were updated and winter recreation on the ice commenced on the afternoon of December 20.

The porta-potty rental has been delivered, allowing outdoor washroom access through to June 15.

- d. **Ice Operating Manual:** The procedure manual detailing ice operations has been updated.

- e. **Waste Removal:** T&T have advised the community that since the regular pick-up days fall on Christmas and New Year's Day, the pick-up schedule will be advanced to December 23 and 30. A PSA has been circulated informing the residents of this schedule change.
- f. **Database Reconciling:** The Residents Database has been reconciled with VizPin access and waivers on file.

b. Treasurer's Report – Ryan

- a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.
- b. **November Financial Statements:** Circulated under separate email.

Motion: Ryan moved to accept the November financials as presented. Seconded by Carlos. Motion carried.

- c. **Transfer from Operating to Reserve Fund:** Based on the projected closing balance of the Operating account and allowing sufficient funds to cover expenses for the first two months of 2026 it is recommended that we transfer \$150,000 from the Operating account to the Reserve Fund account.

Motion: Ryan moved to transfer \$150,000 from the Operating account to the Reserve Fund account. Seconded by Carlos. Motion carried.

- d. **Budget 2026:** The third draft of the 2026 Operating Budget has been updated to reflect the amendments approved at the November Board meeting and changes to the amortization schedule, insurance, Bluestem rate increase, berm mowing, pruning, spring cleaning costs and the Foothills County cost recovery.

The Reserve Fund Budget has been amended to reflect current pricing on beach shower repairs and mature tree replacement costs.

Motion: Ryan moved to approve the 2026 operating and reserve fund budgets as presented. Seconded by Glenn. Motion carried.

Drafts of the Invoice cover letter, 2026 Budget summary, January newsletter and LAHPOA Fee invoice were reviewed. Documents will be mailed or emailed to all residents in late January.

Motion: Ryan moved to accept the 2026 LAHPOA invoice fee documents as circulated. Seconded by Glenn. Motion carried.

c. Hamlet of Heritage Pointe Collaboration Group – Rick

- c. **Serenity Development:** On December 15, Rarebuilt Homes invited residents to attend an online information session whereby residents were updated on the Serenity Phase III and IV development plans. Rick advised Rarebuilt that their proposed addition of stoplights on Dunbow Road at the entrance to Serenity Phases III and IV did not align with the results of multiple engagements with the county on the upgrade plans for Dunbow Road which

clearly indicated a preference for roundabouts. Rick also advised Rarebuilt that their communication that Bluestem had advised them that they had sufficient capacity in both potable and wastewater treatment to accommodate Serenity Phases III and IV did not align with communications the hamlet of Heritage Pointe communities had received this year. Notably, Bluestem had communicated in the spring that there were potable water restrictions and in November communicated that they needed to build new wastewater treatment facilities. These contradictions are likely to raise a lot of concern in the hamlet communities served by Bluestem. Several residents supported Rick's comments.

Rarebuilt indicated they would be hosting a more traditional open house in the new year to gather additional feedback from residents/homeowners. The lake house was proposed as a potential venue.

d. **Bluestem Wastewater Rates:** The HHPCG has engaged councillor Callister regarding Bluestem's recent wastewater rate increase and the legacy initiative to lobby the province to expand the Alberta Utilities Commission's mandate to also include regulation of wastewater, not just potable water.

d. IT + Communications – Jo
Nothing to report

e. Programs and Events
a. **Community Christmas Celebration:** Approximately 125 residents attended the annual Christmas celebration, held at the Lake House on December 5.

Attendees enjoyed wagon rides (courtesy of Mike Nieman's Realty), a visit with Santa (and the Grinch), crafts courtesy of community resident Susan Pyra, and beverages & snacks. The Foothills Fire Department was also onsite handing out Christmas oranges and giving tours of their fire truck.

The Christmas Charity Truck collected 42 toy donations and 99 pounds of food for the Okotoks Food Bank.

b. **Letters to Santa:** 39 letters to Santa have been delivered to the Lake House. Santa's elves are hand-writing responses, which will be hand delivered to all letter writers on December 23.

c. **New Years Eve Fireworks:** Thanks to the generosity of two LAHP families, the community will enjoy a fireworks display on New Year's Eve. Fireworks will be set off from on the lake, starting at 9:00pm.

5.6 Safety and Security:
Nothing to report

5.7 Architectural Guidelines – Brent
Nothing to report

5.8 Water Committee - Glenn

- a. **Ice Fishing Clinic:** An ice fishing clinic was held on Sunday, December 21 with 9 participants and 3 volunteer leaders. A chilly morning, but a successful event.
- b. **New Years Day Ice Fishing Derby:** Plans are well underway for the annual New Years Day Ice Fishing Derby. Corporate sponsors this year include Stockman's Restaurant, UP 97.7 Radio, Fly's Etc (High River) and Kristina Lozic Realty.

6. **New Business**

No new business

7. **In Camera - No in camera session required**

8. **Next Meeting:** Monday, January 26

9. **Adjournment:**

Rick adjourned the meeting at 7:30pm.