



## LAHPOA Board of Directors

### Meeting Minutes

Monday, February 23, 2026

7:00pm Lake House @ LAHP

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

Guests: Les Turner, Community Manager

Regrets: Brent Fraser Jo Scott

#### 1. Welcome and Call to Order

Rick welcomed everyone and called the meeting to order at 7:03pm.  
Brent and Jo send their regrets in not being able to attend the meeting.

#### 2. Approval of February Board Meeting Agenda

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

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

**Motion:** Ryan moved to accept the January meeting minutes as presented. Seconded by Kerry. Motion carried.

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

No Business Arising.

#### 5. Reports:

##### 5.1. Community Manager's Report – Les

a. **Lake House Bookings:** The Lake House continues to be well used by residents, with 7 rentals and 5 programs/meetings scheduled during the month of February.

b. **Lake House Painting:** The last time the lake house was painted was in 2019, and some walls are starting to show wear and tear. Quotes have been obtained to patch and paint the upstairs east interior walls, trim and baseboards using the existing color scheme.

Quotes received are as follows:

- Sturdy Coatings (YYC Prestige Painting): \$1,987 (recommended by HP residents)
- Morales Renovations: \$1,500 (recommended by HP residents)
- Harding's: \$1,160.85 (re-stained LH banisters last year)

**Action Plan:** Based on price and past performance, we will move forward with Harding's Painting to patch and paint the upstairs east interior walls of the Lake House. Funding to be from the Repair and Maintenance budget line.

- c. **Christmas Decorating:** As time permits, work continues testing and storing Christmas lights.
- d. **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.
- e. **Waste Removal:** We have been monitoring the waste removal program on a weekly basis and informing residents when their waste/recycling is not in compliance with our standards (eg: extra bags left on the curb). Several residents were identified as still having 64-gallon black totes. T&T has replaced all 64g totes with the standard 32g totes. One 64g tote remains to be replaced but the resident is currently on vacation.
- f. **Snow Removal:** We continue to work with Summit Property Management (SPM) pertaining to sidewalk/pathway snow removal. SPM reports that their brush equipment was unable to remove the recent heavy snowfall as per our standards. An exception was granted for them to use their plow on the sidewalks with the caveat that they were responsible for any damages to community or homeowner property.
- g. **Kubota:** The brush shaft on the Kubota snow brush attachment failed and was replaced.
- h. **Time Away:** A reminder that Les will be away from the community from March 21 – 29. During this time, he will be in contact via email.

## 5.2 Treasurer's Report – Ryan

- a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.
- b. **January Financial Statements:** Thanks to Amanda for producing the January financials in a short time frame.

**Motion:** To accept the January financials as presented. Moved by Ryan. Seconded by Glenn. Motion carried.

- c. **2026 HOA Fees:** As of Feb 20, we have received payment from 310 residents. As per past practice, all payment reminders have, or will be, implemented as per schedule.
- c. **Dunbow Recreation Board Application:** An application has been submitted to the DRB, seeking full support in the purchase of two, high quality soccer nets for the HP Athletic Field. Cost to replace the current nets is estimated at \$418.

The LAHPOA is still obligated to invest the \$6500 received through the sale of the snow machine/track setter back into community recreation equipment.

## 5.3 Hamlet of Heritage Pointe Collaboration Group – Rick

- a. **Heritage Views:** On February 4, the Heritage Views developer and Township Planning hosted an open house at the lake house for the proposed Heritage Views development, planned for south of Heritage Crossing. Rick attended and provided similar feedback to the

developer that he provided to the Serenity developer regarding Bluestem's ability to deliver potable and waste-water services.

- b. **Waste Water Regulation:** Councillor Callister shared the response the county received from Minister Neudorf regarding the county's request to have the Alberta Utilities Commission (AUC) mandate expanded to include private wastewater systems. The minister's response did not acknowledge or address the issues identified in the county's letter. Councillor Callister is considering other avenues to advance this issue, potentially as a private members bill.
- c. **Serenity Phase III & IV:** On February 19, Rarebuilt Homes and Township Planning hosted an open house at the HP golf course for the proposed Serenity Phase III & IV development.

**5.4 IT + Communications:** – Jo  
Nothing to report

**5.5 Programs and Events:** - Carlos

- a. **Wine & Paint Night:** Program volunteers have tentatively booked March 12 for the first Wine & Paint Night of the season.
- b. **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.
- c. **Foothills Firefighters Society (FFS):** A meeting was held with the executive of the Foothills Firefighters Society. The following collaborative programming was discussed:
  - i. Family Day Skate with Sparky: Cancelled due to skating conditions.
  - ii. Show & Shine: June 6 (BBQs and volunteer cooks).
  - iii. Stampede Breakfast: July 4 (BBQs and volunteer cooks).
  - iv. Movie in the Park: Proposed for mid-September. The FFS is wanting to take the lead on this program and are leaning towards offering this event in the field behind the Fire Hall or indoors as an alternate rainout location.
  - v. Halloween: Drive through the community on October 31.
  - vi. Christmas: Onsite handing out oranges and tours of the equipment.

**Action Plan:** Carlos and Les to follow-up with FFS regarding Movie in the Park. The board believes the HP Sports Field is a better location from both a parking and accessibility perspective for an outdoor event although the suggestion that the firehall be used as an indoor weather contingency option is appealing. The indoor vs outdoor call can be made a couple days in advance so that the proximity of the two options becomes irrelevant.

- d. **Lending Library:** A call out to secure a volunteer to manage the Lending Library was unsuccessful. This, coupled with a lack of activity, will see the Lending Library relocated to the lower level of the Lake House. Should interest not be shown in the coming months, the library will be disbanded with all books being donated to other libraries.
- e. **Clean the Lake:** The spring "Clean the Lake" partnership with the Dive Shop has been scheduled for May 9.

f. **Show and Shine:** Primary organizer and sponsor from previous years have terminated their participation for 2026. Work will commence on recruiting new sponsors/organizers for this event.

g. **Food Trucks:** Plan to continue this program this year.

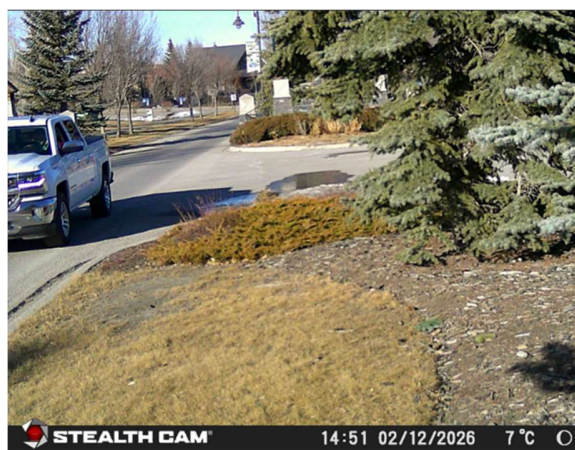
5.6 Safety and Security: - Kerry

a. **North Dock Shores Solar Charging System:** Based on a week of monitoring the battery levels at the North Dock Shores gate during varying times and weather conditions, it was deemed that there is nothing wrong with the solar charging system, although it could be improved marginally with another solar panel. Generally, the gates perform well under sunny conditions but if we have a heavily overcast day the batteries might not get enough charge to last all night.

Based on the results from monitoring the North Dock Shores gate batteries, all 11 spare batteries are currently undergoing comprehensive testing by GateWorks to ensure they are still in good operating condition. Once the condition of our spare batteries is assessed, we will proceed with comprehensive testing of all the other gate system batteries over the next couple months. Our goal is to maintain six/eight good batteries in inventory, and to ensure all of our gate system batteries are in optimal condition. The plan is to engage GateWorks in assisting by completing annual comprehensive testing of our batteries in conjunction with our PM program.

b. **South Entrance CCTV:** The south entrance EXIT camera was offline but repaired by GateWorks on February 17. The issue with connectivity was with the server and not with the camera.

We have identified a white truck discarding liquor and pop bottles (on numerous occasions) as they exit the south entrance. Work continues in trying to identify the owner/driver of this truck.



- c. **GateWorks Preventative Maintenance:** GateWorks was onsite February 19 performing their semi-regular PM on our gates and CCTV systems. They identified that the VizPin card reader for the North Dock North gate was not working. A work order has been generated to address this issue.
- c. **Lake House Fire Inspection:** The annual fire inspection of the Lake House and garage was done on February 23. Following the inspection, we were advised that the emergency lights on the upper level of the Lake House and those in the garage were not working. In addition, the emergency exit light on the upper-level north door is not operational. Our fire inspection contractor will be scheduled to repair these deficiencies.

5.7 Architectural Guidelines:

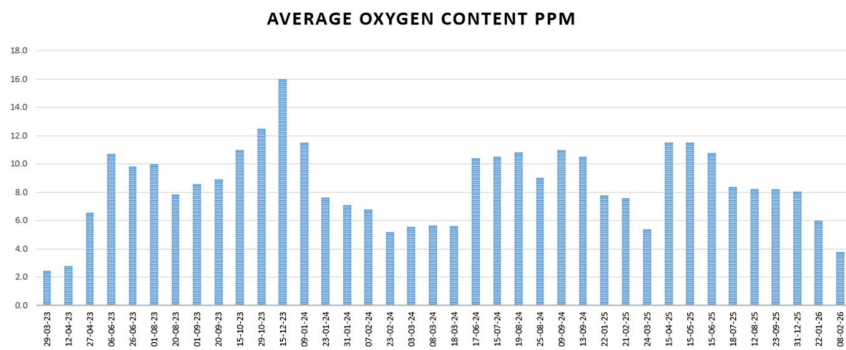
- a. 57 HL Terrace      Installation of solar panel      Approved.
- b. 8 HL Shores      New resident seeking direction on steps to remediate landscaping.      Information provided.
- c. 244 HL Drive      Verbal request seeking direction on installing a shed in the back corner of the yard.      Verbal request denied due to high pedestrian traffic location.
- d. 76 HL Drive      Request to replace front stonework with earth tone "taupe" colored stonework.      Approved.

Stat declarations received and on file.

5.8 Water Committee - Glenn

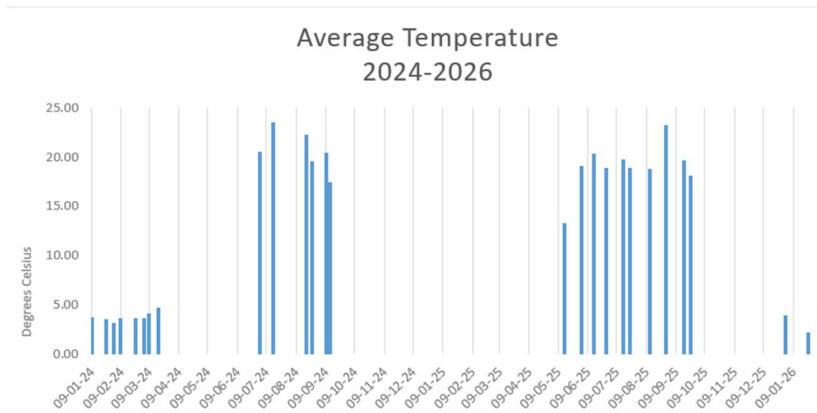
- a. **Oxygen Content** to be recorded every two weeks during the winter months. 23 Feb 2026 reading was 4.5ppm at 9' depth. 3.9C

Request to have winter readings reflect top, middle and bottom of water column to better manage fish population.



**b. Temperature:**

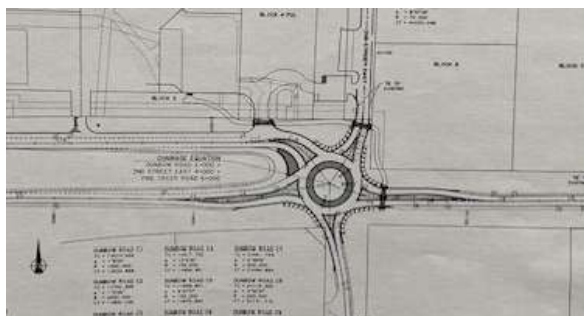
23 Feb 2026 reading was 3.9C



**c. Fishing:** Fish are dormant this time of year, making ice fishing more challenging.

**5.9 Foothills County Liaison – Kerry**

**a. Dunbow Road / Pine Creek Road Roundabout:** Foothills County has approved the construction of a roundabout at the intersection of Dunbow Road and 2nd Street East. The province of Alberta has gone to tender and approved a successful bidder with work scheduled to begin in May and completion slated for Fall 2026.



**b. Councillor Division 6 Survey:** At the request of Councillor Callister, a survey was distributed to LAHP residents via our social media channels. One of the questions posed seeks input on prioritizing future roundabout construction timelines.

Councillor Callister is hosting an Open House on February 24 at Scott Seamans Arena.

**6.0 New Business**

*No new business*

**7.0 In Camera**

**8.0 Next Meeting:** Monday, March 30

**9.0 Adjournment:** Rick adjourned the meeting at 8:00pm.