



LAHPOA Board of Directors
Meeting Minutes
Monday, June 23, 2025
7:00pm Lake House @ LAHP

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

Guests: Les Turner, community manager

1. Welcome, Introductions and Call to Order

Rick welcomed everyone and called the meeting to order at 6:58pm.

2. Approval of June Board Meeting Agenda

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

3. Executive and Committee Appointments

3.1 Roles, responsibilities and expectations

i. Chair	Rick
ii. Vice Chair	Glenn
iii. Secretary	Rick
iv. Treasurer	Ryan
v. Lifecycle Committee Lead	Rick
vi. Contracts Lead	Ryan
vii. Architectural Controls Lead	Brent
viii. IT/Communications Lead	Jo
ix. Safety/Security Lead	Kerry
x. Events and Programs Lead	Carlos
xi. Water Committee Lead	Glenn

3.2 Code of Conduct, Expectations and Competency Matrix

Action: All directors are asked to:

- review the Board Expectations,
- sign off on the Code of Conduct document, and
- provide skills input for the competency matrix

4. Approval of previous Board Meeting Minutes

Motion: Jo moved to accept the May meeting minutes as circulated. Seconded by Ryan. Motion carried.

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

5.1 Asset Disposal of LAHP Property

The Dunbow Recreation Board (DRB) has approved the LAHPOA to dispose of the Polaris snowmobile and cross-country skiing track setter under the proviso that we sell at market value, they be advertised and made available to the public, and the proceeds be re-invested for recreational purposes.

We will look to sell these items in the Fall, when interest in these assets will be higher.

5.2 Heritage Isle Drainage

Rick and Brent reviewed the Badke topographical survey and agreed that raising the elevation of the pathway by 2 inches and incorporating a trough drain was the best solution to resolve the pathway flooding issue. Some local topdressing with topsoil would also help minimize water pooling and encourage drainage down the overland drainage swale.

Subsequent discussions with homeowners in the area resulted in a commitment to ensure landscaping around the pathway would be modified to ensure water drains down the drainage easement and not into back yards.

Action Item: Brent is waiting on pricing to install a trough drain and raise the level of the pathway with 2 inches of asphalt. Once the pathway work is complete, Summit Property Group will work with Rick to address any necessary landscaping required to improve drainage down the swale.

5.3 Annual General Meeting

The Board reviewed and provided feedback on the 2025 AGM meeting minutes. These will now be filed and distributed prior to the 2026 AGM.

5.4 Heritage Isle Tree Replacement Program

19 columnar aspens and 3 spruce trees were planted between the Isle Playground and the four homes that back onto the playground. One columnar aspen did not survive the planting and will be replaced. We are hand watering the new trees every second day.

5.5 Sport Court Re-surfacing

The re-surfacing of the sport court is now complete and open for use.

5.6 Playground Remediation

The tentative schedule to remediate the Lake House Beach and North Dock playgrounds is as follows:

- June 25: 8 community volunteers have signed up to assist with the dismantling of the existing playground structures
- June 26: Rock Creek has been secured to remove the cemented poles out of the ground and knock the concrete off of them.
- June 27: Layout of new equipment and drill new holes
- June 30-July 4: Assemble playground equipment at both locations and pour cement once structures are in place.

5.7 Shoreline Erosion

A further look into the soil erosion along the shoreline at 56 HL Drive, revealed nothing abnormal. With the fluctuation of water levels, erosion along the shoreline is a common occurrence. Homeowners can protect their shorelines by adding grass right up to the shoreline or by adding additional rip rap.

5.8 Lake House Railings

The loose LH railings have been repaired with larger lag screws and epoxy. The railings have also been touched up with fresh paint where required.

5.9 Beach Shower

Divcon has completely refurbished the beach shower.

6. **Reports**

6.1 Community Manager's Report – Les

a. Seasonal:

- i. Gardening Team: The gardening team is keeping busy with weeding, watering and defining the tree wells. Future work will be the finalization of the upper pond remediation.
- ii. Landscaping Team: Keeping busy with mowing, trimming, tree wells and odd tasks as time permits. All equipment is working well, but the weed whippers required new air filters. New Kubota mowers have received their prescribed 50-hour maintenance. One mower did clip a fence, which will require repairs by our contractor. The east and south islands were weed whacked, which will now be a monthly task.
- iii. Herbicide/Fertilizer: On June 4, granular fertilizer/liquid herbicide was applied to all large parks. Liquid fertilizer and liquid herbicide were applied to all small parks. Within the next 2-3 weeks, we are scheduled to have herbicide applied to all curbs and gutters.
- iv. Lake House Team: June openings have been hit & miss depending on the weather. On the warm weekend days, staff are keeping busy. Not so much on the cooler, windy days.
- v. Irrigation:
 - Approximately eight zones are down, requiring minor remediation
 - Additional sprinkler heads were added to the Ilse playground
 - Best efforts are being made to balance the irrigation schedule to coincide with the forecasted rain.
- vi. Arbor Care: Three dead or dying trees have been removed. One from the Landing area and two across from 60 HL Drive. We are currently waiting on pricing for replacement options. Once a plan has been approved, the old tree stumps will be ground down – in conjunction with a few other stumps around the community.

vii. **North Dock:** The floating section of the north dock still requires the re-attachment of some floats. Summit Property will address this project as time permits.

viii. **Aeration Diffusers:** The bi-annual cleaning/repairs to the aeration diffusers will commence in July. This work was originally scheduled for May, but time constraints on the contractor has pushed this work out to July, which is the month in which this work is budgeted for.

- b. **Isle Playground:** An annual inspection of the Isle Playground was performed on June 12. During the inspection, the “stopper” on the zipline was deemed to be operating as engineered. With this information in hand, the zipline was re-opened.

The impact test in one area came back 10% greater than recommended. Les has followed up to see if we should be following up on this reading.

Additional irrigation lines have been added to the Ilse playground zones. Gardening staff will be remediating the irrigation trenches starting on June 25.

- c. **Community Standards:** As per the LAHPOA’s mandate of preserving the appearance and protecting the property values of our community, any LAHP home identified as having unsightly curb appeal or a shoreline in need of attention, has been sent a letter requesting that they bring their property up to our standards. Adherence to our community standards is unenforceable, but we do educate and ask for voluntary compliance.
- d. **South Entrance Cairn:** The fencing is pending completion by a Foothills County vendor.
- e. **Lake House Bookings:** Usage of the Lake House has been picking up. However, several tentative bookings were requesting access to the beach and equipment. Since our policies do not allow for renters to use the beach and equipment, these team parties were cancelled.
- f. **Soccer Pitch:** The soccer pitch has now been fully lined, and bookings are being accepted in the Lake House.
- g. **Lake Mapping:** Divers from the Dive Shop will continue mapping the bottom of the lake on June 25. It is anticipated that this will be the last dive required to complete this project.

6.2 Treasurer’s Report - Ryan

- a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.
- b. **May Financial Statements:** Circulated under separate email. No questions or concerns were raised.
- c. **2025 HOA Fees:** One resident has yet to pay their 2025 HOA fees. Our collections agent, Bridgeland Law, has delivered their second demand letter.

Late interest invoices continue to be delivered, with gate access removed from residents with outstanding invoices.

6.3 Hamlet of Heritage Pointe Collaboration Group – Rick

Rick provided a historical summary of the purpose, and key topics taken on by the HHPCG.

6.4 IT + Communications – Jo

Nothing to report

6.5 Programs and Events

- a. **Food Truck Update:** The first food trucks were at the Lake House parking lot on Wednesday, June 18. This event coincided with Mojito Happy Hour.
- b. **Mojito Happy Hour:** 15 residents and guests attended the Mojito Workshop, held on June 18.
- c. **Wine Tasting:** An overflow crowd of 33 residents and guests enjoyed an evening sampling wines from Chile, Argentina, Australia, New Zealand and South Africa.
- d. **Show and Shine Car Show & Community BBQ:** A steady stream of residents and guests enjoyed viewing, and chatting, with the 35+ car owners at the 4th annual LAHP Show and Shine and Community BBQ. We ran out of food at 12:30, with 8 dozen hamburgers and 10 dozen hot dogs being purchased. Corey Contractors, The Stash Luxury Garages and Royal LePage Solutions came onboard as sponsors, so all proceeds could be donated to charity. Okotoks Food Bank and the Foothills Fire Department Benevolent Society will each receive \$850 in donations.
- e. **Stampede Breakfast:** Tickets are starting to move for our 20th annual Stampede Breakfast, scheduled for Saturday, July 5th.

Volunteers and staff are being scheduled, and all supplies have been ordered/purchased.

- f. **Summer Camps:** Registrations are starting to come in for our 5 weeks of summer day camps.
- g. **Summer Programs:** The Lake House staff are busy planning an assortment of summer programs at the Lake House / Beach.

6.6 Safety and Security:

Nothing to report

6.7 Architectural Guidelines – Brent

- a. 101 HL Drive Re-painting of exterior Approved. New paint, same color.

b.	209 HL Blvd	Re-seal year yard aggregate using same color	Approved
c.	97 HL Drive	Query on rear fence, grading and exterior painting	Information shared
d.	12 HL Drive	Proposed remediation of front landscaping	Approved
e.	127 H Cove	Installation of shed, and swales to facilitate drainage	Approved
f.	12 H Harbor	Rear yard landscape renovations	Approved
g.	12 H Bay	Removal of columnar aspens	Approved

6.8 Water Committee – Glenn Ruskin

Highlights from the June 16 Water Committee meeting are as follows:

a. Muskrat Management – Jim C

The muskrat “treadle” trap has been delivered and assembled. Total cost, with shipping and duty, was \$655 CDN. Jim has reviewed the trap’s operation and provided a demonstration and overview at the meeting.

Vendor claims that the trap will not attract, or trap waterfowl.

Action Item: Should anyone see any signs of muskrat, or mink, please report any signs to Jim and Les.

b. Fly Fishing Clinic – Glenn

Glenn led a fly-fishing clinic which was offered to the community on Father’s Day, June 15th. Four residents enjoyed the opportunity to learn the intricacies of fly-fishing in a concise 90-minute session, complete with proper catch and release technique.

c. Prussian Carp - Jim

Jim has hooked an 8” Prussian carp. Are the minnows observed early in the morning Prussian carp? Are the Prussian carp becoming a regular presence in the lake?

Action Item: Les to net some minnows and have Max (Smoky Trout) identify.

Recommendation: LAHPOA Board should develop a PSA to educate residents on a “catch and keep” program for any Prussian carp hooked. Any resident hooking a Prussian carp will be asked to report their catch to the Lake House. An Alberta Invasive Species website link about Prussian Carp should be provided in the PSA.

d. Observation of Lake Water parameters

- i. 2025 Temperature Levels taken at various locations and depths. Average temperature provided

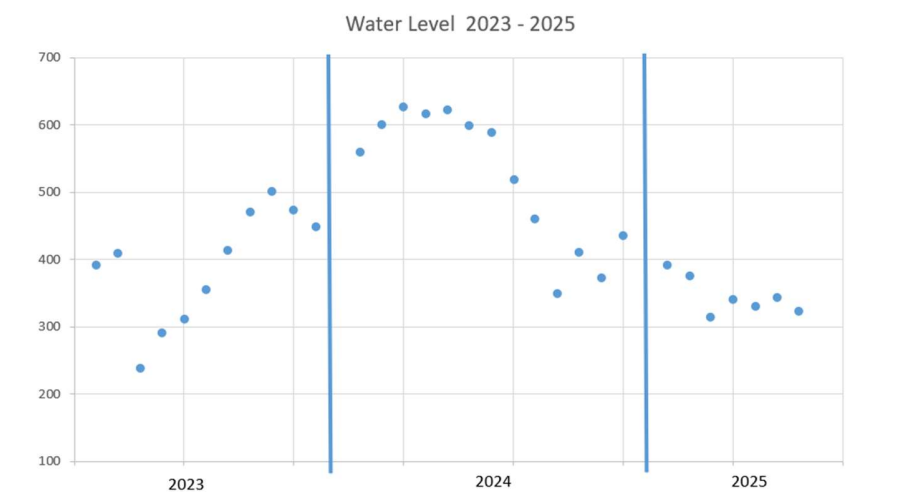
22 Jan	21 Feb	24 Mar	15 Apr	1 May	15 May	2 June	15 June
4.6C	2.6C	4.6C	7.0C	12.0C	13.2C	19C	20.2C

We will

continue to monitor the lake temperatures with the possibility of recommending that the aeration system only operate overnight.

- ii. 2025 Lake Levels: The raw water fill of 10,000m3 commenced on May 29, and was scheduled to last 6 days. A second fill of 10,000m3 was requested on June 12.

14 Apr	27 Apr	12 May	22 May	29 May	1 June	12 June	22 June
390mm	374mm	313mm	340mm	329mm	342mm	322mm	485mm



Committee members with docks are saying that lake levels look good. The rain, coupled with the Bluestem intake, increased water levels significantly over the last 10 days.

- iii. 2025 Oxygen Levels:

22 Jan	21 Feb	24 Mar	15 Apr	15 June		
7.8ppm	7.6ppm	5.4ppm	11.5ppm	10.8ppm		

- iv. Turbidity:

1 May	15 May	12 June	
24'	too choppy	21'	

- v. AHS (Enterococcus, w/ less than 128OCCE deemed to be acceptable

26 May	2 June	9 June	16 June
802	1437	1479	

Due to the high reading from June 2 & 9, we have been

advised that the high level of enterococcus is not human. A follow up questionnaire reflects that the most likely cause of this reading is from waterfowl droppings.

- vi. pH

1 May 25	15 May 25	12 June	
8.25	8.70	8.90	

e. Application of Biologics:

We continue to follow the biologic application schedule. We are also spot treating floating algae, specifically at the north end of the lake.

- h. Fishing Etiquette

Some residents are observing improper fishing technique and poor treatment of the fish when they are being released. It appears that there may be a need to educate residents on proper catch and release methods and a refresher on our fishing rules & regulations.

Action Item: Les to produce a PSA on proper catch and release methods and a refresher on our fishing rules and regulations. This PSA can be in conjunction with the Prussian carp “catch and keep” PSA recommendation.

- i. Dock Upkeep and Compliance

Most docks on the lake are now well over 20 years old. In many cases homeowners have done a good job maintaining their docks. On some properties, there have been modifications made to the docks. Other docks have likely seen little to no maintenance and are beginning to show signs of failure including the dock support components. In addition to the aesthetics, a dock failure could result in other issues such as safety hazards and a risk to the lake liner membrane.

It is recommended that all docks be checked for compliance to the LAHP Design and Installation Details standard. For those docks out of compliance with the standard or maintenance requirements, the homeowner should be notified to bring the dock into compliance. As a first step, all docks should be assessed for potential issues. A qualified technical resource is recommended to independently assess the overall risks to user safety and to the lake liner.

Docks in Compliance



These docks are some of the typical 'traditional design' with

- a. a section fixed to the shore with two sets of anchor piers with four supports pillars,
- b. a pivoting central section, leading to the
- c. floating platform.

Docks which are likely Out of Compliance



This dock (left) does not have a section fixed to the shore and has only one set of piers into the ground with two support pillars which impacts the entire dock's horizontal stability. In addition to this dock, there are others on the East side of the lake with a similar two pillar design.

Dock (right) in foreground has been recently modified to include angles on pivoting central section. Many other docks have support piers that are leaning or twisted and will eventually fail if left unmaintained.

Action Item: Water Committee to review the dock specifications.

Action Item: LAHPOA Board has referred dock specifications and compliance to the Architectural Guidelines and Landscape Controls Committee. The AG&LC committee will look at addressing unsightly or unsafe docks.

7.0 New Business

7.1 Dog Walkers:

There has been an increase in homeowners, who live adjacent to sidewalks, installing “no dog peeing” type signs on their lawn.

Dog walkers are confused as to whether homeowners can restrict dogs from relieving themselves adjacent to the sidewalks.

Homeowners, who are erecting these signs, are very proud of their turf and curb appeal, and are reticent to have dog urine burns in their grass.

Responsibility for maintaining the green space boulevards (closest to the road) and utility right of way (closest to the home) remain with the homeowners, but do homeowners have the authority to prohibit dog owners from using these green spaces?

Action Item: Dog walkers should be respectful of homeowners who do not want dog’s peeing on their property. Les to send out a general PSA regarding dog walkers picking up after their dogs, managing where their dogs urinate, having their dogs off leash around the community, and being a considerate dog owner.

8.0 In Camera

9.0 Next Meeting

Wednesday, July 30

10.0 Adjournment

Rick adjourned the meeting at 8:56pm