



LAHPOA Board of Directors Meeting Minutes

Monday, September 28, 2026

7:00pm Lake House @ LAHP

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

Guests: Les Turner

1. Welcome and Call to Order

Rick welcomed everyone and called the meeting to order at 6:55pm.

2. Approval of September Board Meeting Agenda

Addition: Auditor RFQ discussion to be added to the Treasurer's Report.

Motion: Glenn moved to accept the meeting agenda as amended. Seconded by Ryan. Motion carried.

3. Approval of August Board Meeting Minutes

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

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

4.1. Councillor Callister presentation debrief: Following Councillor Callister's attendance at the August board meeting, we observed immediate attention to several action items discussed at the meeting. Unfortunately, there were no changes to the speed limits related to the traffic circle construction despite councillor Callister's agreement that the existing limits made no sense.

4.2. Sign Posts: Painting of 55 community sign posts completed in September.

4.3. WHMIS lake chemicals: A WHMIS binder, complete with all MSDS data sheets, has been compiled – and reviewed. This binder is in the garage along with all the lake chemicals.

Action Item: Les to review and amend chemical application procedures and PPE as necessary.
Timeline: Spring 2027

5. Reports

5.1. Community Manager's Report – Les

5.1.1. Lake House Team:

- Now closed for the season
- Clean up continues

5.1.2. Seasonal Transition:

- Labourers from Big Guns Property Maintenance were employed for the initial seasonal transition pulling boats out of the water and hauling skating mats and benches from the garage.

- The swim platform will be secured to the main dock the last week of September once the main dock staining is complete.

5.1.3. Turf Maintenance

- Big Guns Property Management commenced turf maintenance on August 31.
- After the first cutting, where 134 hours were invested, Big Guns realized that they could not honour their initial quote with weekly cuttings.
- A compromise was reached whereby Big Guns would mow every 2 weeks.
- Mowing every two weeks has proven to be ineffective as significant grass windrows and thatch are left behind especially when cutting wet grass in the rain.
- Big Guns has been asked to provide pricing on weekly mowing for the 2027 season.

Action Item: After receipt of Big Guns turf maintenance quote, the Board requested management to move forward with budgeting for in-house landscaping staff for May to September and 3rd party contracting for the fall. Despite this budgeting approach, further consideration to be given to our turf care staff recruiting to determine if it is possible to find candidates that will work to the end of October.

Action Item: To purchase two mulching units for the zero turn mowers, at a cost of \$600 per unit. Knurl Industries to install when they do the year end tune up and oil change on the zero turn mowers.

5.1.4. Gardening

- Fall entrance decorating completed.
- Big Guns Property Management has been assisting staff with fall gardening needs.

Action Item: Management to move forward with inviting gardening companies to bid on the 2027-2028 Gardening Services Contract.

5.1.5. Waste Management

Extended Producer Responsibility (EPR) Recycling Program Alberta

- Several months ago, we came to learn about the provincial Extended Producer Responsibility (EPR) Recycling Program Alberta whereby recycling costs are moved from the end user to the producer. Management decided to apply to the program.
- Recent conversations with T&T have indicated that the LAHP community was successful with our application.
- Potential savings to the community would be on the order of \$25k/year.
- As a result, T&T advised that the recycling pick up would be moved to Tuesdays and the waste/organic would stay on Thursdays.
- During a meeting between T&T and LAHP, T&T was advised that while the community is very interested in the EPR program that having T&T trucks in the community two days a week and bins on the curb for 3-4 days/week is unacceptable.
- T&T agreed to look for opportunities to coordinate the EPR program with our waste/organic pick up on one day, and that in the meantime all LAHP bins will continue to be picked up on Thursdays.

Action Item: To defer implementation of the EPR program until all 3 bins can be picked up on the same day. Les to retract the pick-up schedule moving to Tuesdays and to confirm we are staying with Thursday pick up for all three bins for now.

Service Contract

- Our three-stream waste and recycling contract with T&T Waste Disposal expires on February 15, 2027.
- A call out to T&T to inquire about tentative pricing for 2027-2030 reflects that we can expect a ~5% increase in bin pick-up fees, a ~6% increase in inorganic waste tipping fees and a 15% increase in organic tipping fees. The EPR program should more than offset this cost increase.
- T&T proposed a 5% increase in collection rates and to hold prices for 5 years.

Action Item: Les to commence negotiations on a contract renewal with T&T.

5.1.6. Arbor Care:

- Removal and replacement of 4 trees, stump grinding, minor pruning and two additional tree removals (with no replacement) is scheduled to be completed by September 24.
- Cost will be \$6630 versus the \$5,000 budgeted in the reserve fund budget.
- Work is being performed by Heartwood Inc, a Hamlet of HP based property maintenance company specializing in arbor care.

5.1.7. Irrigation:

- A few sprinkler heads required replacement/adjustment in September.
- System winterization is planned for early October, with an emphasis on a thorough blow out so as to not repeat the issues experienced this year, presumably arising from a poor blow out in fall 2025.

5.1.8. Repairs and Maintenance:

- Zero Turn Mower: The faulty crank sensor on one of the zero turn mowers has been replaced, and the mower is now operational. Going forward we will keep spare sensors in inventory.
- Additional work on the mowers will be conducted to address the transmission oil leaking. Work to be completed at the end of season.
- Kubota ATV is scheduled for annual maintenance at Tractorland on October 14.

5.1.9. General Maintenance Services Contract:

- General Maintenance Services RFQ's were sent to 9 small companies specializing in facility maintenance.
- Deadline for submissions is October 23 with preliminary scoping meetings planned for the week of October 5.

5.1.10. Streetlights:

- Fortis acknowledges that they have 8-9 streetlights in the community requiring attention. They report that the delay in repairs is due to inability to obtain parts.

5.2. Treasurer's Report – Ryan

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

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

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

5.2.3. **2027 Budgeting:** Working with Les on the YE projections, which are key in the development of the 2027 budget. The YE projection spreadsheet was circulated prior to the board meeting.

5.2.4. **2027 Year End Audit:**

- The community has utilized KMSS for our audit services for 10+ years. Due diligence suggests it is time to go to the market to confirm if we are still receiving value for our audit fees.
- For comparison purposes, Artesia HOA uses Murray Hunter Accounting although the scope of work is different.
- As per the motion passed at the June AGM, the 2026 YE Audit will continue to be done by KMSS.

Action Item: Ryan and Les to invite Murray Hunter Accounting to quote on our 2027 YE audit. Quote to be received before the 2026 AGM documents are compiled in March 2027.

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

5.5.1. **Movie in the Park:** Approximately 100 residents attended the Movie in the Park event, sponsored by The Partners, developers of Heritage Crossing. Special thanks to the Crossing Builders and Foothills FD for volunteering to make the event a success.

5.5.2. **Food Trucks:** Program no longer operating due to lack of community support and challenges in securing food trucks.

5.5.3. **Charitable Donations:** The Show & Shine and Movie in the Park events received a total of \$8500 in 3rd party sponsorships. Following event specific expenses of \$5940.24, there is a surplus of \$2,559.76 that is to be earmarked to charities serving our community.

Motion: Carlos moved to donate \$2,559.76 equally between the Foothills Fire Department and the Okotoks Foodbank. Seconded by Jo. Motion carried.

5.6. Safety and Security: - Kerry

5.6.1. **Home B&E and prowling's**: Second hand reports received of several homes being broken into, with some occurring while the residents were inside, and prowling's around several properties. No direct reports have been received by LAHPOA management from the homeowners or RCMP. A general security reminder was circulated to the community via our social media channels.

Les received notification from a resident, reporting a B&E to their vehicle and garage during the early morning hours of Saturday, September 26. Nothing of value was stolen.

The LAHP has registered our CCTV cameras with the RCMP's "Capture Program", whereby the RCMP keeps a registry of all CCTV cameras, which are used to aid the police in their criminal investigations.

5.7. Architectural Guidelines – Brent

5.7.1	29 HL Drive	The sunken section of driveway required replacement. Homeowner decided to replace entire driveway. During construction, the contractor damaged a community irrigation main and after the line was isolated, repaired the break. The contractor reached out to inquire what systems the HOA has in place to mitigate this from happening. While public utilities have "First Call" to identify utility locations, the LAHP does not have a process to identify irrigation locations. The contractor suggested that the LAHPOA establish protocols. In this case, there was no communication with the LAHPOA to indicate that the entire driveway was being replaced nor any indication of timing. If notified and requested, the LAHPOA has sufficient as- built drawings to provide guidance to contractors if requested.	Information
5.7.2	89 H Harbor	Inquiry to install a screen enclosure and pergola on the upper deck. Direction provided to the homeowner.	Information
5.7.3	125 HL Drive	Rear yard landscaping.	Approved, pending delivery of stat declarations
5.7.4	124 HL Shores	Rear yard landscaping Homeowner declines obtaining written stat declarations from their neighbours	Approved, without the stat declarations as the project is not "controversial"

5.7.5	44 Landing	<p>Homeowner inquiring about putting a dog run beside their garage. Advised homeowner that the dog run cannot exceed past their garage footprint. Neighbour has already expressed concern as their property is set back behind neighbour's footprint, so the dog run would be in their front yard.</p> 	Advised homeowner of 44 Landing to submit their plans to the committee for review.
5.7.6	8 HL Blvd	<p>Dock replacement, using Friendly Earth</p> <p>Request to increase dock platform from the standard 8'x12' to 10'x 14'.</p>	<p>Approved</p> <p>Denied</p>
5.7.7	12 HL Blvd	Dock replacement, using Friendly Earth	Approved
5.7.8	76 HL Drive	Advised that the homeowner was building a dock with a size exceeding our specifications.	Denied.

5.8. Water Committee – Glenn

Highlights and Recommendations arising from the September 22 Water Committee meeting:

5.8.1 Dock remediation

- Community: The main beach dock has been pressure washed, sanded, stained and sealed by a professional painting contractor. This is the first time in recent history where this work has been done by a professional painting contractor. The hope is that the surface preparation and product used will last longer than previous applications. The LH swim platform and North Dock are scheduled to be re-finished in 2027, preferably in the spring.
- Private: 2 of the 7 private docks deemed to be in need of remediation, have commenced remediation with Friendly Earth contractors.

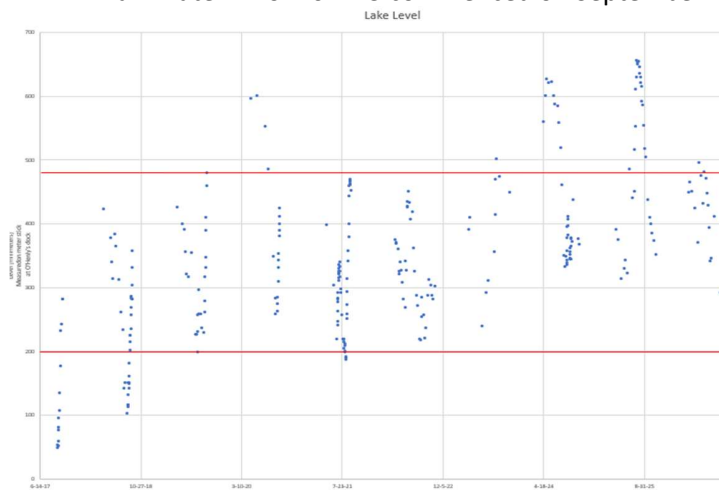
5.8.2 Fishing Best Practices: In house signage posted at the Main Beach dock reminding fisherman that there is no fishing allowed from this beach.

Action Item: To produce professional signage promoting best fishing practices, with signage to be posted at both docks. As each dock has different “best practices” two different signs will be required. Signage to incorporate best practices for open water fishing and ice fishing.

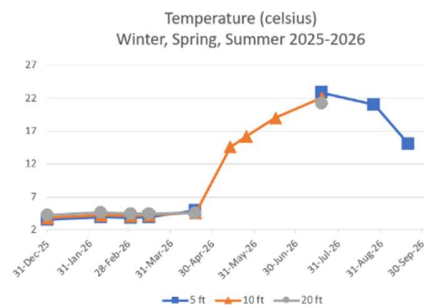
5.8.3 Fall fish stocking: Tentatively scheduled for early October.

5.8.4 Water Level

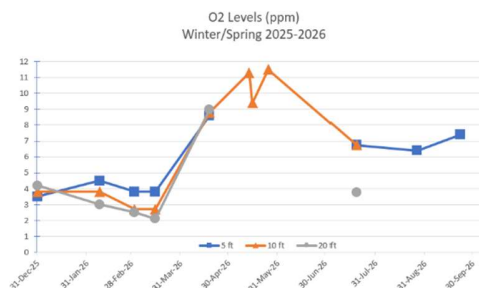
- Latest reported level: 290 mm as of 20 September
- A raw water fill of 10k m3 commenced on September 21



5.8.5 Temperature: 16.2C from the middle of the lake on September 22.



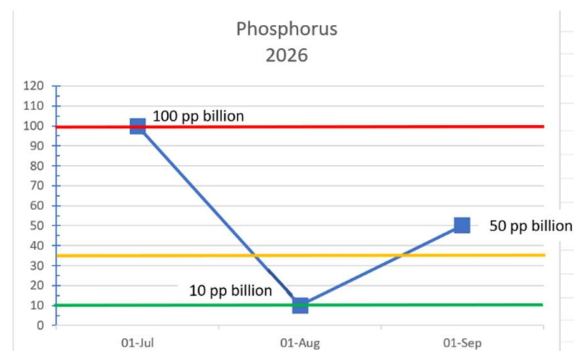
5.8.6 Oxygen: 7.4 oxygen reading as of September 22



5.8.7 Phosphorus:

Ideal readings for Phosphorus in Alberta lakes, as per the Government of Alberta:

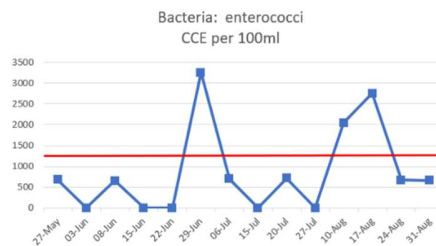
- **Oligotrophic:** under 10ppbillion. Lakes contain low levels of phosphorus and usually support limited biological production. These lakes tend to have clear water and plenty of oxygen throughout the year to support fish and other aquatic organisms.
- **Mesotrophic:** 10-35ppbillion. Lakes have moderate levels of phosphorus and support greater biological production. These lakes have moderate water clarity.
- **Eutrophic:** 35-100ppbillion. Lakes have even greater concentrations of phosphorus. They tend to experience greater aquatic plant (also called macrophytes) and algae growth. Surface accumulations or 'blooms' of algae may occur during the warmest months. Water transparency in eutrophic lakes can be significantly reduced. Contact recreational activities such as swimming or water skiing may be discouraged. As well, oxygen depletion in deep waters may occur throughout the year due to excessive microbial decomposition of plant and algae.
- **Hypereutrophic:** >100ppbillion. Lakes have concentrations of phosphorus that of eutrophic lakes. Algal blooms are common in these lakes and often intense and persistent throughout the summer and well into autumn. Oxygen depletion throughout the year may extend to the surface, resulting in fish kills. Water quality in hypereutrophic lakes can be impaired to the point where contact recreational activities may not be advisable.



Action Item: In order to obtain a trend and better understand phosphorus loading in the lake, Les has been asked to take more frequent phosphorus readings next year.

5.8.8 AHS Bacteria (enterococcus) Water Testing

- The two readings exceeding 1280 CCE per 100ml were confirmed to not be human bacteria.
- Readings for 2026 have concluded for the season.



5.8.9 pH: The pH reading from the North Dock, on September 21 was 8.48, down from 8.58 last month.

5.8.10 Turbidity: No current reading. Lake was too choppy on September 11, last day out on the water. Committee members advise that it is still “reasonably” clear.

5.8.11 Lake Chemistry Management

- Last algaecide application of the season applied on September 11.
- In spring 2027, recommended to order additional Pondzilla and Think Purity for spot spraying.
- Residents state they are pleased with the lack of algae this year.

5.8.12 Aeration System

- Timers turned off in early September and entire system turned off for the season at the end of October.

5.8.13 Migratory Birds

- No report of loons
- Ducks and geese are stopping on the lake to rest on their migration south.

5.8.14 Clean the Lake

- Volunteers from the Dive Shop will be onsite Sunday, October 18 to clean the bottom of the lake. During this dive, volunteers will be asked to clean the aeration diffusers in addition to their usual practice of picking trash and items lost in the lake over the summer.
- As per past practice, the community will thank the volunteers with a hamburger/hot dog BBQ.

Action Item: Glenn to reach out to Smoky Trout to inquire about sediment depth and composition and any related concerns we need to aware of.

5.9 Foothills County Liaison – Kerry

A sink hole or erosion cavity was identified in the road at the north end of Heriatge Isle Boulevard and reported to Councillor Callister. The County was quick to respond.

6. New Business

No new business

7. In Camera

8. Next Meeting:

Tuesday, October 27

9. Adjournment

Rick adjourned at 8:35pm



LAHPOA Board of Directors

Meeting Minutes

Monday, August 31, 2026

7:00pm Lake House @ LAHP

Directors:	Rick Gallant	Kerry Guy	Jo Scott	Carlos Soares
	Ryan McKimmie	Brent Fraser	Glenn Ruskin	
Guests:	Councillor John Callister		Les Turner	

4. Welcome and Call to Order

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

5. Councillor John Callister, District 6 Foothills County

Rick introduced Councillor John Callister, councillor for Foothills County District 6

Information and topics of discussion were as follows:

2.1 Dunbow Road Traffic Circle:

- End of October is the revised completion date. Completion delayed due to utility construction challenges and weather.
- Detour in front of HL Blvd (LAHP entrance) will be removed once the construction is over.
- Drivers are having challenges navigating the detour due to its unique design.
- Landscape remediation will occur in Spring 2027.
- Current speed signs don't make sense and are very frustrating.
- After construction, speed limit will be 70 km/hr from Macleod Tr to the Highway 2 overpass.

2.2 HP Golf Course Traffic Circle:

- County will be hiring a consultant to start planning a traffic circle at the Dunbow Rd and HP golf course intersection.

2.3 Public Utilities Act

- Working to get the Public Utilities Act amended to have wastewater rates regulated.
- Environment Minister RJ Sigurdson is onboard with moving the amendment forward.

2.4 Municipal Development Plan:

- County planning to conduct a review of the MDP for the entire county, with a consultant to be hired to lead the process.
- Several public engagement sessions will be held.

2.5 Budget Review

- Due to the significant increase in taxes last year driven by increases in the provincial government's education levies, council will be reviewing the budget in November with an intent to manage cost growth.
- Public input will be solicited through a series of public hearings.

2.6 Bike/Footpath:

- Discussion about having all Heritage Pointe communities connected via a foot/bike bath.

2.7 HP Athletic Field:

- The previously approved recreation master plan was modified due to lack of funding.
- Are there plans to ever install the tennis courts originally planned in the HP Athletic Park?

2.8 Signposts

- County administration downgraded the replacement of architecturally approved signposts for the community with no community input.
- The LAHP community replaced three county installed posts with new posts that are consistent with the community's architectural style. The LAHPOA paid for the posts and installation.
- The LAHP residents contribute significantly to the county tax base, and this county cost cutting initiative feels very parsimonious.

2.9 DeWinton vs Heritage Pointe

- Still a challenge with some software apps and delivery companies not recognizing the Hamlet of Heritage Pointe as a location. DeWinton remains as the default municipality in some of these apps.
- Is there a political avenue to ensure this change is made "globally", perhaps at the provincial government level?

Rick thanked councillor Callister for his attendance and he departed.

6. **Approval of August Board Meeting Agenda**

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

7. **Approval of July Board Meeting Minutes**

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

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

5.1 Street Signs:

The three signposts installed by the county were replaced on August 26 by LAHP volunteers and staff. Painting of legacy signposts planned over the next couple weeks.

5.2 WHMIS lake chemicals:

A WHMIS binder, complete with all MSDS data sheets, has been compiled – and reviewed. This binder is in the garage along with all the lake chemicals.

Action Item: Les to review MSDS data sheets and recommend any changes to our chemical application methodology or personal protective equipment.

9. **Reports**

6.1 Community Manager's Report – Les

a. **Team Building:**

- Ten of 12 summer staff participated in a summer YE celebration offsite on August 20. Funding for this outing were provided primarily through bottle recycling revenues, with the balance being funded through the professional development account.

b. Lake House Team:

- Seems to be busier than previous years, especially when the sun is shining.
- Summer Day Camps were very well attended and enjoyed by participants, parents and staff.
- A very successful Kids Day and Campfire program was offered on August 9.
- The Yoga on the Beach seemed like a great idea but was not well attended.
- Ice Cream Sundae Sunday was held on Sunday, August 23 with all ice cream donated by Foothills Creamery. About 100 servings of ice cream were dished out.
- The lake house will close for the season on Monday, September 7. With school starting on September 1, staff will work 5pm-8pm the first week of September.
- Senior staff are providing input into year-end staff exit interviews, reference letters and are reviewing the Orientation and Programming plans prior to next year.

c. Landscaping Team:

- Due to poor health, Mary, our head landscaper, has only been working approximately two shifts per month. Without a regular, onsite supervisor, we have certainly seen a decline in attention to detail.
- We are starting to lose some of our regular landscaping staff, as they return to school.

d. Gardening:

- A request for quotes to perform our Fall Gardening has been sent to five gardening companies; all who are familiar with the LAHP community.
- Last day for in-house garden maintenance will be Friday, September 4 with plans for a third-party company commencing fall gardening duties on September 8.

Action Item: Rick and Les to review the gardening quotes and select a vendor to take over gardening responsibilities effective September 8.

e. Turf Maintenance:

- The last day for in-house turf maintenance was Friday, August 28.
- Big Guns Property Management will commence fall turf maintenance on Monday, August 31.
- Turf maintenance will tentatively conclude for the season on Friday, October 9.

f. Arbor Care:

- We are still waiting on 2 quotes to replace 3 Towering Aspens from the Isle Playground and 1 Birch on the "S" curve.
- Somerset Tree Service has inspected our elm trees and does not recommend any elm scale treatment or pruning on our elm trees this year.

Action Item: Rick and Les to review the tree replacement quotes and select a vendor to replace the 4-5 dead trees.

g. Irrigation:

- All zones are now fully operational although it was a challenge getting all the issues addressed.
- Original irrigation blueprints have been updated, printed and laminated. Updated map to be installed in the garage.
- Future work includes repairing a few minor leaks and ensuring current programming is meeting our needs.

h. Repairs and Maintenance:

- Zero Turn Mower: Mower is back in operation after having the faulty crank sensor replaced. As this appears to be a design issue on the motor, a replacement part proved to be very difficult to obtain.
- Due to impact on our mowers, we will seek to always have at least one sensor in inventory.

i. Service Contracts:

- An RFQ has been developed for our 2027 Turf, Gardening and Maintenance service needs.

Action Item: The Board will monitor our Fall 2026 contractors who are providing our turf maintenance and gardening needs. The Board will monitor for performance and cost before deciding whether to go to tender for our 2027-28 turf and gardening needs.

Action Item: Les to distribute the Maintenance RFQ to select companies in September. If any Board members have any contractor recommendations, please let Les know.

j. Waste Management

- Our three-stream waste and recycling contract with T&T Waste Disposal expires on February 15, 2027.

Action Item: Before going to the open market, Les to obtain contract renewal pricing from T&T Waste Disposal, and report back to the Board.

k. Playground Inspection

All three playgrounds were inspected on August 28. During the inspection, several of the swing fasteners were “loose” and required tightening. It is recommended that this task become an annual task.

Action Item: Les to ensure our playgrounds are inspected on an annual basis.

l. Lake Community Managers Collaboration Group

- In July, Calgary and area lake communities were planning to meet to discuss water safety. After a review of the agenda for the meeting and what was deemed to be a very questionable effort to try to force all lake communities to agree with some recommendations proposed by the Mahogany HOA/Community manager, a decision was made to not have the LAHP participate in this meeting while expressing our concern with the agenda.

- At this meeting, attendees agreed that all lake communities would:
 - o Adopt a three-flag system, like the one promoted by the Calgary Fire Department (green – go, yellow – caution, red – no go).
 - o Utilize agreed upon communication templates meant to mitigate speculation and misinformation amongst all lake community residents.
 - o Appoint a spokesperson to represent all lake communities and to speak on behalf of all lake communities should a major incident arise.
 - o Agree on why lifeguards are not hired to monitor lakes in lake communities.
- The LAHP community manager responded to all lake communities, advising that its Board of Directors had not reviewed or approved these action items and requested that the LAHP be removed from future communications about collective agreements arising from the Collaboration Group.

Action Item: Les and Rick to monitor future agenda items, with meeting attendance based on our community's needs.

6.2 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 moves to accept the July financial statements as presented. Seconded by Brent. Carried.

c. **2027 Budgeting**

- Working with Les on the YE projections, required for 2027 budgeting.

6.3 Hamlet of Heritage Pointe Collaboration Group – Rick

Nothing to report.

6.4 IT + Communications – Jo

Nothing to report.

6.5 Programs and Events - Carlos

a. **Movie in the Park:**

- Met with sponsors on August 27 to finalize planning.
- Food Trucks onsite, starting at 6:30pm.
- FFD to operate the popcorn station. All popcorn supplies have been purchased.
- Staff will be running games for the younger residents from 6:30-8:30pm.
- Builders will be handing out swag to participants.
- Lake House will be staffed, and open for washroom purposes.

b. Food Trucks:

- Future scheduling dependent on community support.

c. 4th Annual Community Golf Tournament:

- Thursday, September 3 at the Turner Valley Golf Club.
- 28 golfers will participate in this event.

d. Terry Fox Run:

- Working with community volunteers to recruit a community-based team to participate in the Okotoks Terry Fox Run on Sunday, September 20.

6.6 Safety and Security - Kerry

- a. Board members confirmed that several residents had reported their homes being broken into the last weekend of August. No reports were filed with the LAHPOA office, nor have the RCMP reached out to view video footage. Apparently the RCMP knew who the offending party was and didn't feel they needed any information from the LAHP surveillance system.

6.7 Architectural Guidelines – Brent

- | | | | |
|----|------------|--|-------------|
| a. | 88 Blvd | Exterior Painting: colors submitted for approval. | Approved |
| b. | 233 Isle | Landscape renovations | Approved |
| c. | 29 Drive | Driveway Remediation: working with the owner on the remediation of their sunken driveway. Insurance company only wants to cover "patch repair".

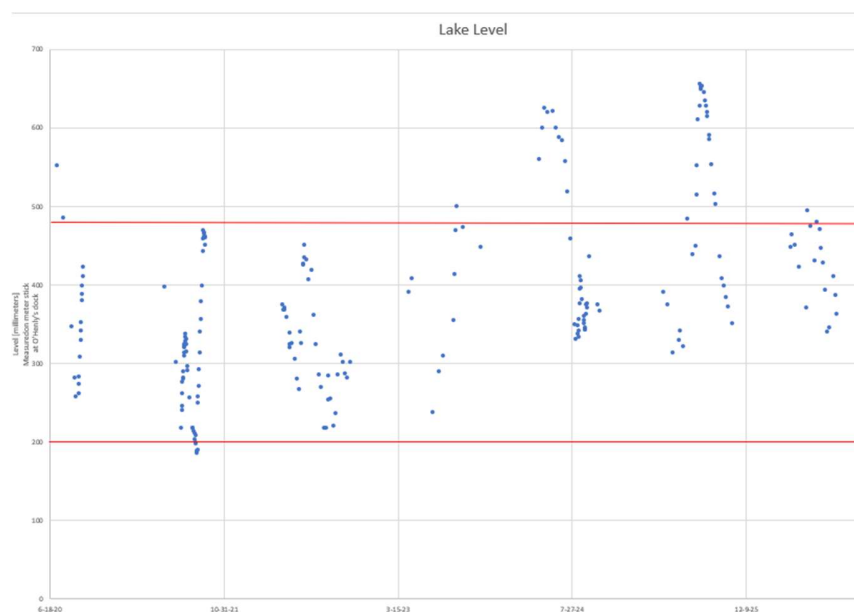
Homeowner was advised that any repairs must match the rest of the driveway. | Information |
| d. | 29 Terrace | Fence Installation: along backyard, ensuring community fence standards are adhered to. | Approved |

6.8 Water Committee – Glenn

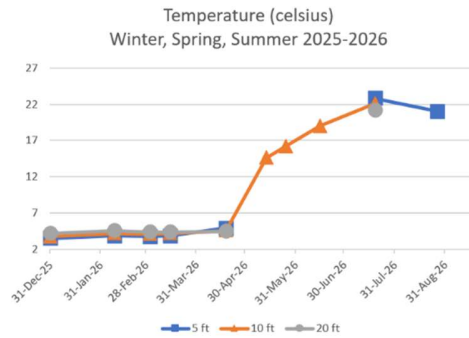
Highlights and recommendations arising from the August 26 Water Committee meeting:

- a. Safety on the Lake: Water safety booth, presented by the YMCA, cancelled due to smoky atmosphere. No alternative date offered.
- b. Fishing Etiquette: Educational snippets continue to be posted on social media but evidence suggests some of the young anglers are still not following proper catch and release protocols.
- c. Private dock construction: Letters mailed to 8 residents who were identified as having the old blue Styrofoam blocks/floats. One resident has already commenced remediation.

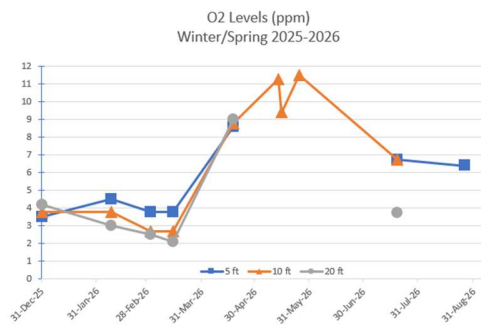
- d. Algaecide Application: Proposed algaecide application equipment acquired, installed and tested on August 14. Very positive results.
- e. Bull Rushes: Bull rushes in the lake prevent erosion, and provide habitat/shelter for birds, and insects. They are also excellent for filtering and purifying water by removing pollutants and can absorb excess nutrients in the water, which helps prevent harmful algae blooms. If residents don't want bull rushes on their shoreline, they are welcome to remove them.
- f. Aeration System: No concerns. Plan to turn off the timers in mid-September.
- g. Fall fish stocking: Planning to schedule for the 3rd week of September, with a request for largest fish available.
- h. Waterfowl: Two adult loons and two chicks still present. Osprey and eagles are feasting on the fish.
- i. Fish Health: A resident reports catching "slimy" fish with minimal scales. A query to Max, with Smoky Trout, suggests the fish may be stressed due to overfishing, over playing the fish, or even exposure to water warmer than 20C.
- j. Observation of Lake Water parameters
 - Water Level:
 - Water Level: 10,000 m3 raw water received in late July leading to reduced water temperatures.
 - **Action Item:** Monitor water level as to whether we need another 10,000 m3 raw water in mid-September.
 - **Action Item:** Les to inquire as to when Bluestem will be shutting down their pump for the winter?
 - Level as of August 27, 2026 – 362mm



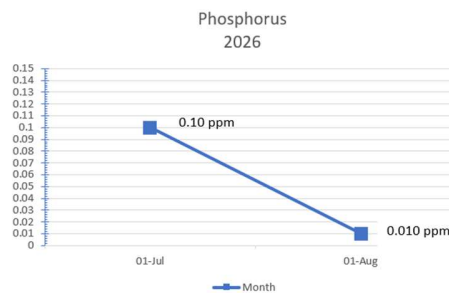
- Temperature: dropped due to rain and raw water fill



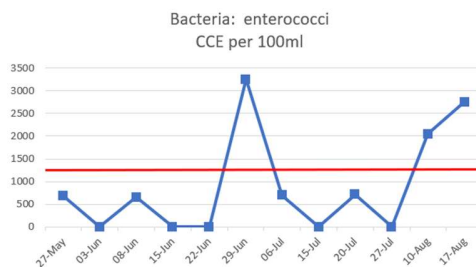
- Oxygen



- Phosphorus:



- AHS Bacteria (enterococcus): the three readings exceeding 1280 CCE per 100ml were confirmed to not be human bacteria. Unable to determine exact nature of the high readings. The last test date of the year will be Monday, August 31



- pH: Aug 14 - 8.95 middle of the lake and 8.58 at the north end.
- Turbidity: Aug 14 – visibility is consistently 15’ at both the middle and north end of the lake.

5.9 Foothills County Liaison – Kerry
Addressed in John Callister’s report

7 New Business

8 In Camera Session

9 Next Meeting:
Monday, September 28

10 Adjournment
Rick adjourned the meeting at 8:45pm.