

## **LAHPOA Board of Directors Meeting Minutes June 20, 2017 at the Lake House**

In attendance: Louise Ascah                      Mark O'Henly                      Bryan Dozzi                      Brett Oliver  
                         Heather Harris                      Don Waldorf                      Glenn Ruskin                      Deena Cottingham

Absent: Don Francis                      Paul Taylor (Will be absent May – Oct 1<sup>st</sup>)

1. Call to order at 7:05 pm.
  - a. Approval of May 23<sup>rd</sup> meeting minutes motioned by Glenn and seconded by Mark
  - b. Approval of agenda motioned by Heather and seconded by Mark
2. Financial Update (See Treasurer's Report)
  - a. Reviewed May financials. Added \$5K to forecast for irrigation. Lakehouse repairs have added \$21K. 2017-2018 reserve fund additions now estimated at \$49K (Original Budget estimate was \$65K).
  - b. Start of bi-weekly black bin collection at the end of June delayed due to push back at AGM. Assessment of black bin usage (fill amount) is needed. An option is to go bi-weekly on green bins over winter months (Okotoks does this Nov – Apr).
  - c. Delinquent dues are still outstanding for one household. Statement of claim to be send out June 7<sup>th</sup> if not paid.
3. Community Manager's Report (refer to monthly Community Manager's Report)
  - a. Additional staff added for late closing Thursday – Sunday. Full staff levels will be achieved next week as high school students finish exams.
  - b. Lake chemical treatment program has started with three applications. AHS e-coli testing has been good. First ALS Environmental water test will be completed next week.
  - c. Lakehouse Repairs (CFEP grant extended to August, 2017)
    - i. Bourgeois Construction started patio/drainage repairs on June 5<sup>th</sup> and will take approximately four weeks at a cost of \$90K.
  - d. Garage
    - i. Final inspection of the garage with PLANiT carried out and final payment was made May 26<sup>th</sup>. Doors were painted ahead of the AGM.
  - e. Upper Lake
    - i. Upper lake and creek pump system were started week of May 15<sup>th</sup>.
  - f. Aeration System
    - i. Pond Pro should start on the compressor replacement/diffuser maintenance the week of June 26<sup>th</sup>.
  - g. Spring Fish Stocking Program
    - i. We will not be getting our "Class C" fish license in time for a spring stocking. Likely 2018 at the earliest now.
  - h. Irrigation System
    - i. The system is not yet operational, but system inspection and plan are coming along to understand repairs needed this year and next. Brett is working on a 2017/2018 repair plan & budget.
      1. Four controller boxes need repair (two have been done)
      2. Line breaks are being documented and repaired when possible. There is a large break behind the 'court' that maybe Bourgeois can repair post Lake House repairs.
      3. Solenoids can be repaired in 2018 where necessary, otherwise, system will be able to run automatically and/or manually.
4. In Camera Meeting (Board Members Only)
  - a. Bylaw documents were signed off.
  - b. 2017 – 2018 BOD Roles
    - i. Mark                      Chairman
    - ii. Bryan                      Vice-Chairman / Water Committee Chair
    - iii. Heather                      Treasurer / Architectural Committee
    - iv. Deena                      Secretary / Architectural Committee
    - v. Glenn                      MD Liaison
    - vi. Paul                      Director at Large
    - vii. Louise                      Past-Chairman (Grants/Welcome & Quarterly Packages)

5. Meeting concluded and adjourned at 9:30 pm.
6. Next meeting scheduled for Thursday September 7, 2017 at 7:00 pm. Don to send out weekly/bi-weekly updates over the summer.