

# *Welcome!*

## Annual General Meeting

Lake at Heritage Pointe Owners Association

*June 6, 2016*



# *Agenda*

Call to Order, 6:45 PM

Confirmation of Quorum/Proof of Notice of Meeting

Approval of Agenda/Request Additions

Approval of Minutes, AGM 2015

Introductions

Welcome Guests; Comments from Mayor Larry Spilak

Board of Director's Report

Treasurer's Report (audited financials)

Question Period

Election of Board of Directors 2016/2017

Adjournment



# *Your Board of Directors 2015/2016*

- Louise Ascah
  - Chairperson/Communications & Social Media (2<sup>nd</sup> term)
- Ryan Sawatzky
  - Deputy Chairperson/Arch-Landscape/Waste Mgmt. (3<sup>rd</sup> term)
- Eugene Nagai
  - Secretary/Arch-Landscape (3<sup>rd</sup> term)
- Peter Newton
  - Treasurer/Finance (3<sup>rd</sup> term)
- Don Francis
  - Director/MD Liaison (2<sup>nd</sup> term)
- Bryan Dozzi
  - Director/Water Committee Lead (1<sup>st</sup> term)



# *Introductions*

- Don Waldorf

Community Manager and Programs Director

- Brett Oliver

Property Manager

- Larry Spilak, Mayor, MD of Foothills No. 31
- Harry Riva-Cambrin, Municipal Manager, MD of Foothills No. 31
- Darlene Roblin, Protective Services Coordinator, MD of Foothills No. 31
- Chief Jim Smith, Foothills Fire Department
- Captain Chad Sartison, Heritage Pointe Fire Station
- Teresa Linzmayer, Branch Manager, ATB Walden
- Samantha Seigenberg, Interim Branch Manager, ATB Walden
- Giovanni Silvestri, Asst. Branch Manager, ATB Walden



A serene lake scene with several paddleboats (yellow and blue) docked at a wooden pier in the foreground. The water is calm, reflecting the sky and the surrounding landscape. In the background, a row of houses with dark roofs and green trees lines the shore. The overall atmosphere is peaceful and scenic.

# *A Word from our Mayor, Larry Spilak*





# *Responding to the Needs in 2015/2016*



- Lake Water Quality
- Fish Restocking
- Lake Top-Up
- Water Committee: *Bryan Dozzi, Jim Chuey, Mark O'Henly, Glenn Ruskin, Heather Harris & Gord Oliver*
- Capital Projects
- Growing Community Relationships
- Environmental Stewardship



# *Community Management Strategy 2016*

- Community Management comes home: a big win!
  - Don Waldorf
  - Brett Oliver
- 
- Employees with a broad range of skills



# *Protecting and Improving our Infrastructure*

*The Priorities... where we're at today...  
planning for tomorrow*





# *The Lake House*

- RFP's for Engineering and Geotechnical
- Repair anticipated in fall of 2016
- Cost projected at \$90K
- Alberta CFEP matching grant of \$45K received





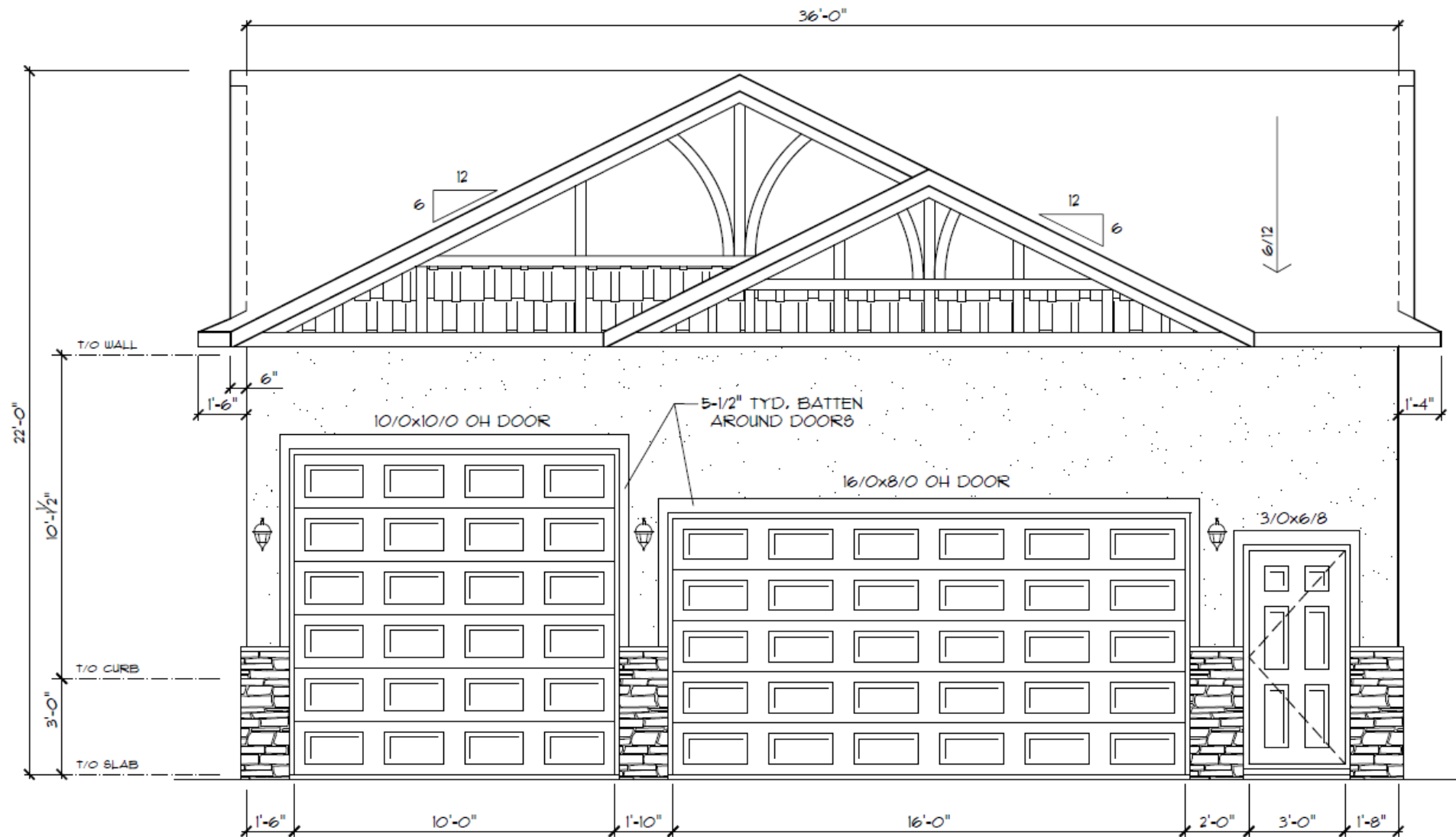
# Our Garage



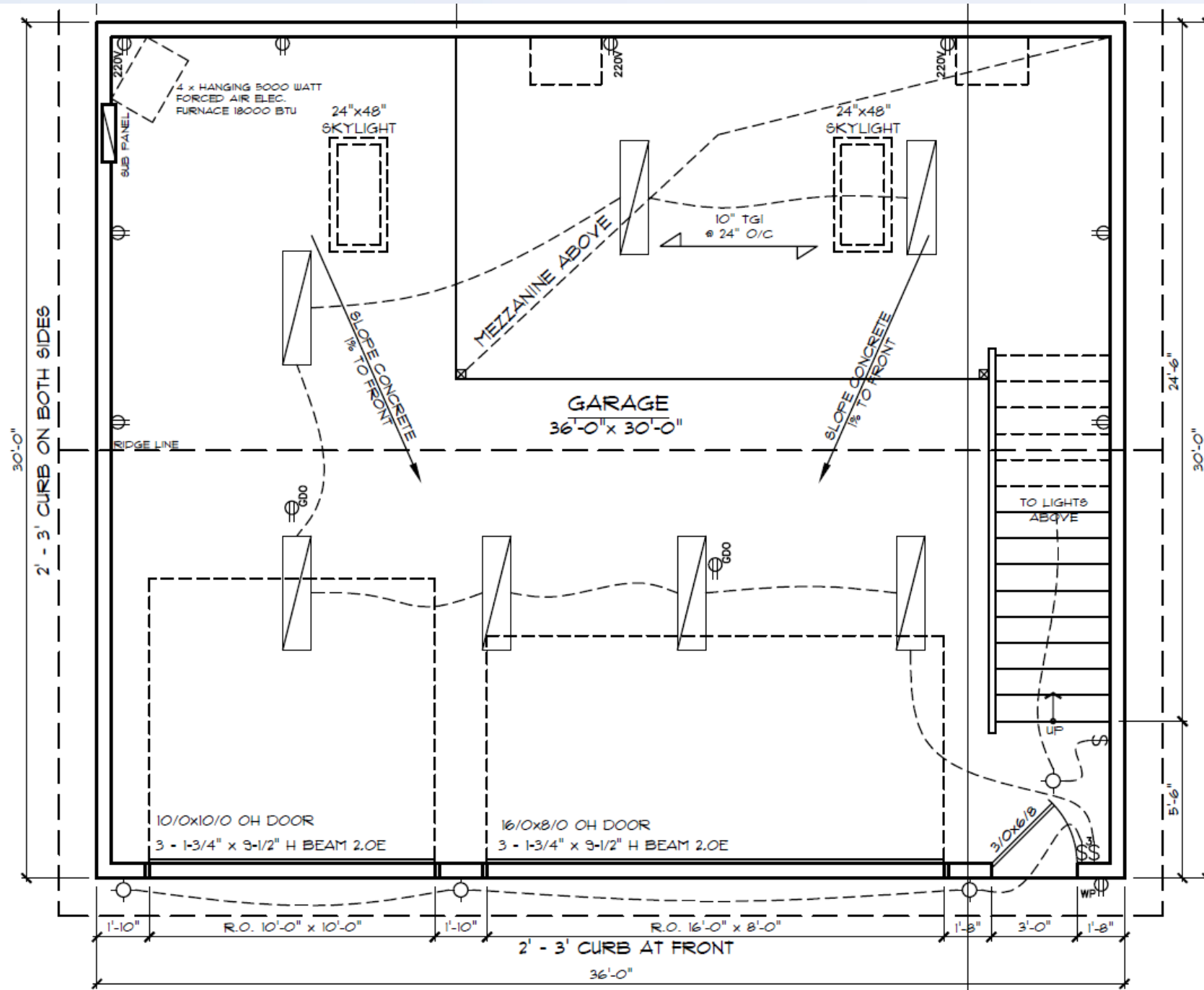
- A need since Day One
- Critical for protection of assets
- Support our expanding programs
- Due Diligence
- *It is time!*







FRONT ELEVATION



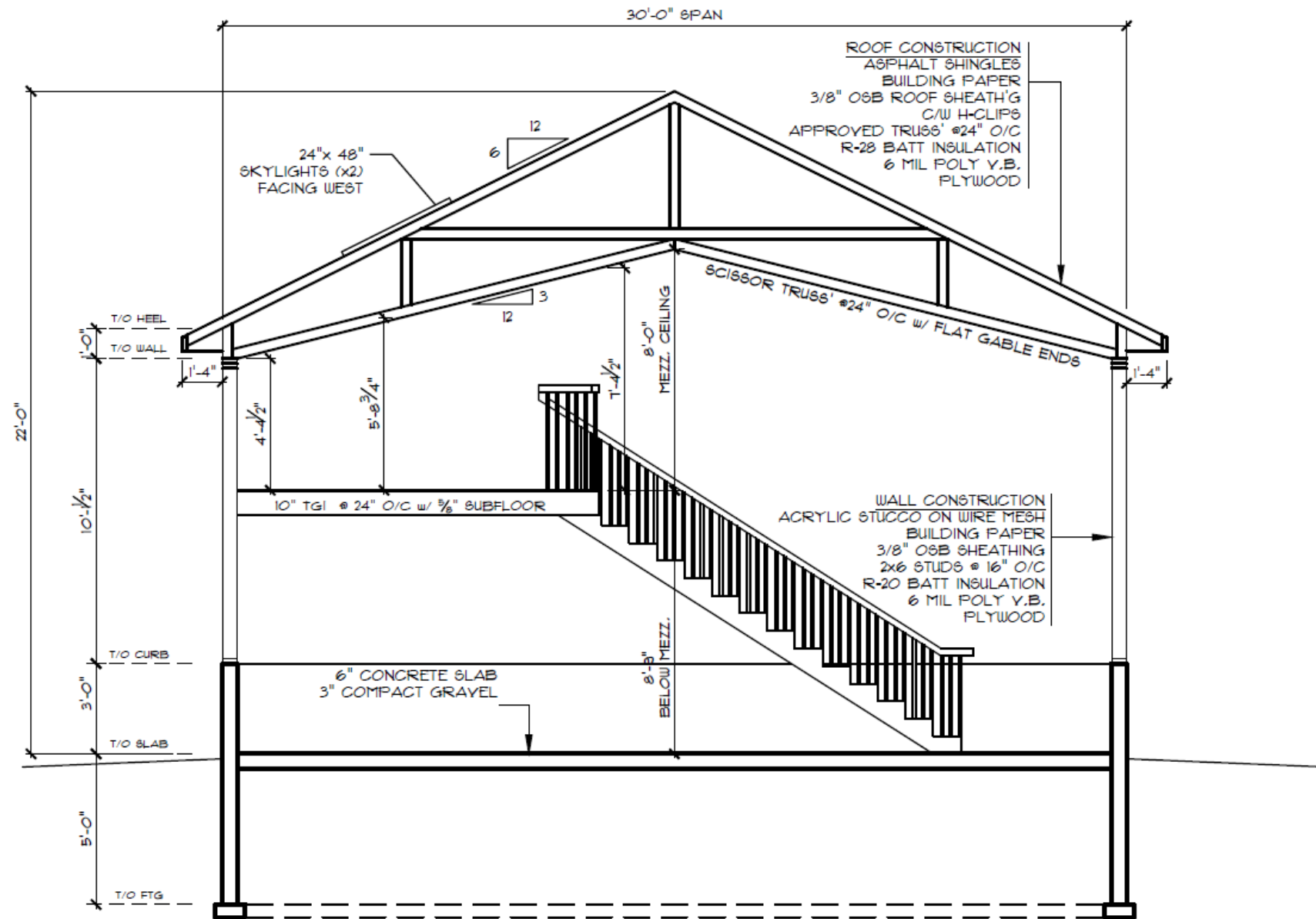
#### ELECTRICAL LEGEND

- ⊕ - ELECTRICAL OUTLET
- ⊕ WP - WATER PROOF OUTLET
- ⊙ - LIGHT LOCATION
- ⊕ - LIGHT SWITCH
- ⊕ 3 - 3 WAY LIGHT SWITCH

NOTE:

- 200A, 120/240V, w/ SUB PNL SERVICE
- w/ 4 x 220V PLUGS
- 4 x THERMOSTATS
- 4 x 18000 BTU HANGING HEATERS





# *The Pump System*

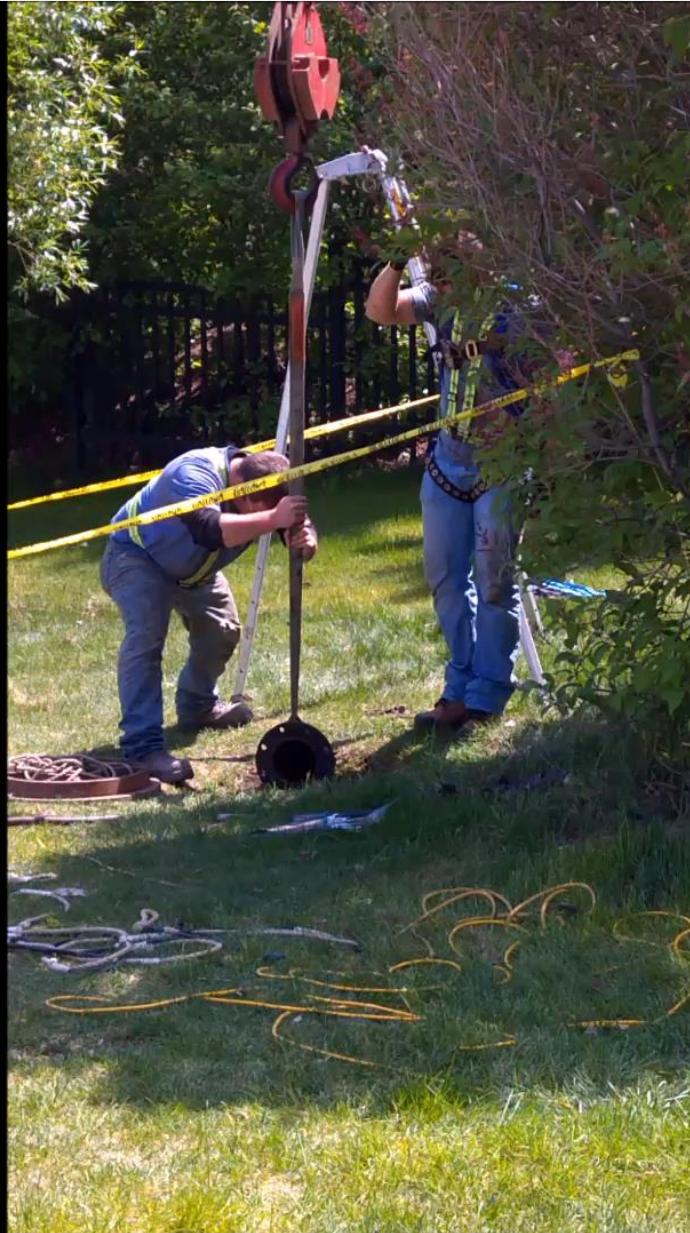


- Spring 2016, main pump and motor failed
- Critical to circulation of water from the Main Lake to the Upper Lake
- Key to green space irrigation systems
- Pump system is original installed 15 years ago
- Replacement pump and motor plus installation \$24K from cash on hand





# *The Pump System*

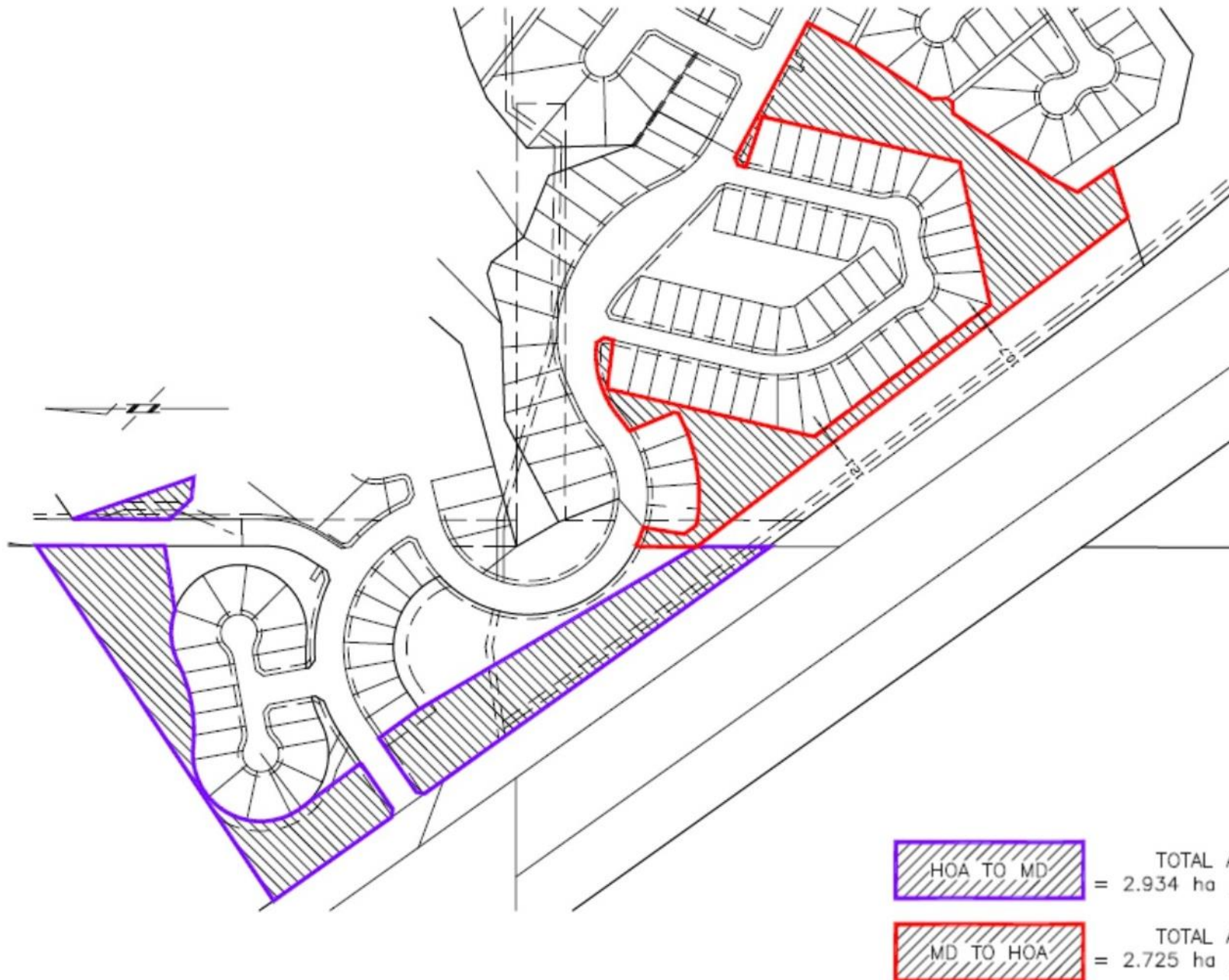


# *LAHPOA/MD Land Exchange*

- Simplify maintenance of spaces, eliminate administrative cost and reduce liability
- Thank you to the MD of Foothills for assuming the \$20K cost of surveys and title registrations
- Formal letter from MD will be directed to all Homeowners







- Areas in **BLUE** about Heritage Mews
- Areas in **RED** about Heritage Cove
- Changes will be transparent to homeowners



# *Environmental Stewardship*

- 60% of residents engage in curbside blue-box recycling, up from approximately 30% one year ago.
- Over the past three years, disposal charges at the MD of Foothills Landfill site increased by 34% per metric ton; this trend will continue.
- A sustainable community enhances the Heritage Lake brand.





# *Environmental Stewardship*

## *REMEMBER!*

- FOUR types of waste going to Landfill can be reduced to ONE.
- How do we maximize our investment?
  - Put grass in clear bags to identify they are NOT waste;
  - Place out recycling in either a bin or clear bag;
  - Deposit household organic waste in the green organics bin residing at the Lake House.



*Total Potential Waste*



# Community Partnerships!





# Community Supporters!





# Community Events!





# *Treasurer's Report*

*Financial Stability:  
Now and in the Future*





# Treasurer's Report

## LAHPOA Financial Summary - Operating Fund

(Thousands of dollars)

	2008	2009	2010	2011	2012	2013	2014	2015
<b>Association fees</b>	\$ 441	\$ 455	\$ 456	\$ 488	\$ 504	\$ 529	\$ 589	\$ 601
Grants and other income	10	3	15	29	125	38	14	16
Operation revenue	451	458	471	517	629	567	603	617
						(9.9%)	6.3%	2.3%
<b>Operating expenses</b>	<b>469</b>	<b>493</b>	<b>505</b>	<b>390</b>	<b>661</b>	<b>538</b>	<b>579</b>	<b>491</b>
						(18.6%)	7.6%	(15.2%)
<b>Operating income</b>	<b>\$ (18)</b>	<b>\$ (35)</b>	<b>\$ (34)</b>	<b>\$ 127</b>	<b>\$ (32)</b>	<b>\$ 29</b>	<b>\$ 24</b>	<b>\$ 126</b>
% change						190.6%	(17.2%)	425.0%
<b>Net Assets</b>	\$ 51	\$ 15	\$ (18)	\$ 108	\$ 100	\$ 88	\$ 110	\$ 236
Working Capital				13	28	11		1
Accounts Receivable				(71)	(79)	(40)	(39)	(24)
Accounts Payable				(58)	(51)	(29)	(39)	(23)

# Treasurer's Report

## LAHPOA Financial Summary - Reserve Fund/Net assets

(Thousands of dollars)

	2008	2009	2010	2011	2012	2013	2014	2015
<b>Revenue - transfers from operating fund</b>	\$ 31	\$ 22	\$ 23	\$ 23	\$ 74	\$ 43	\$ 227	\$ 251
<b>Expenses</b>	(37)	-	(15)	(4)	(99)	184	24	126
<b>Operating surplus (deficit)</b>	(6)	22	8	19	(25)	227	251	377
<b>Actual Reserve Fund</b>	74	96	104	123	97	324	251	377
<b>Reserve Fund requirement</b>	\$ 74	\$ 88	\$ 112	\$ 134	\$ 134	\$ 1,058	\$ 1,178	\$ 1,202
Minimum of 2 years gross fees?								
Shortfall							\$ 927	\$ 825
% change								(11.0%)



# Treasurer's Report

## LAHPOA Financial Summary - Operating Fund

(Thousands of dollars)

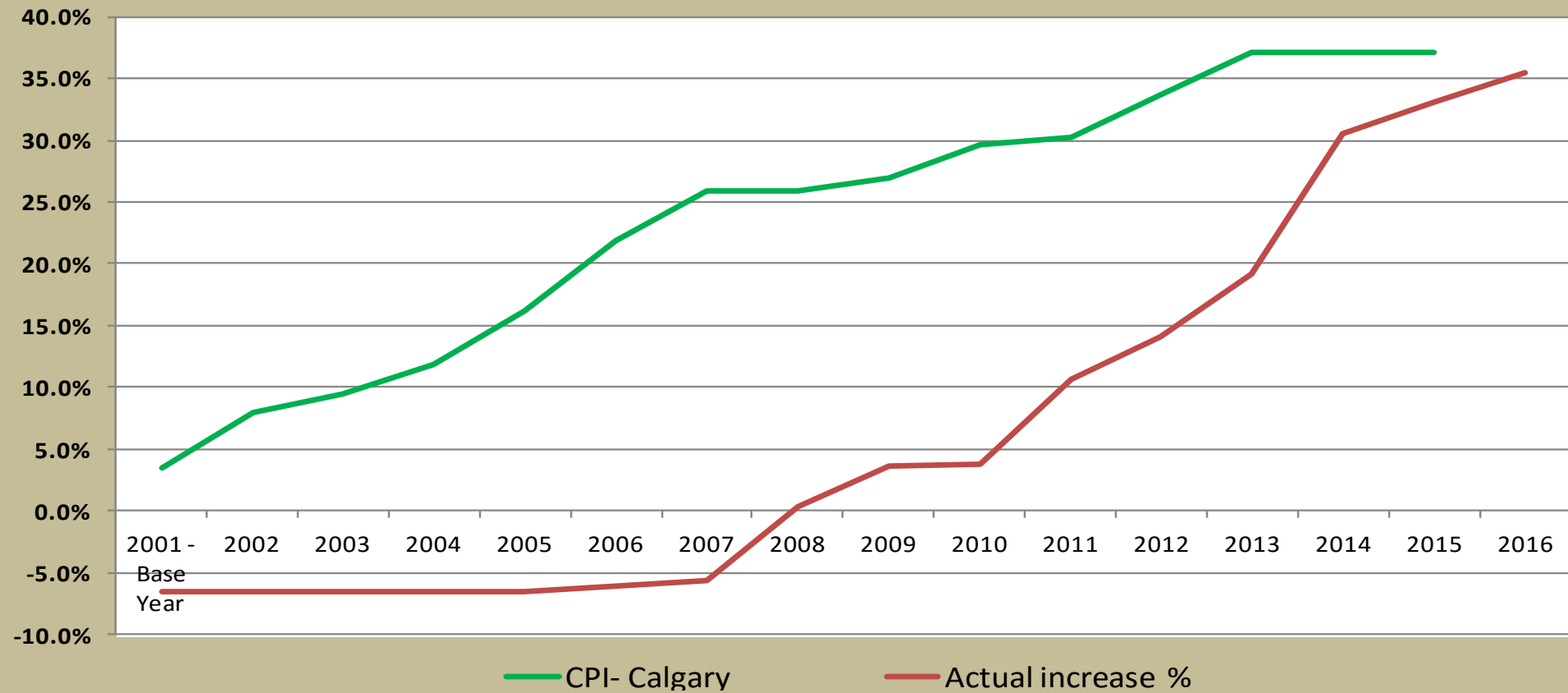
	2015				
	2013	2014	Budget	Actual	Variance
Association fees	\$ 529	\$ 589	\$ 601	\$ 601	\$ -
Grants and other income	38	14	24	16	(8)
Operation revenue	567	603	625	617	(8)
	(9.9%)	6.3%		98.7%	(1.3%)
Operating expenses	538	579	482	491	9
	(18.6%)	7.6%		101.9%	1.9%
Operating income	\$ 29	\$ 24	\$ 143	\$ 126	(17)
% change	190.6%	(17.2%)		88.1%	(11.9%)

### COMMENTS

- Conscious decision to overlap new management team which otherwise would have resulted in a **5% budget underspend**.
- 2015 spend levels were the equivalent to 2009 levels even with a 11% increase in CPI since 2009.

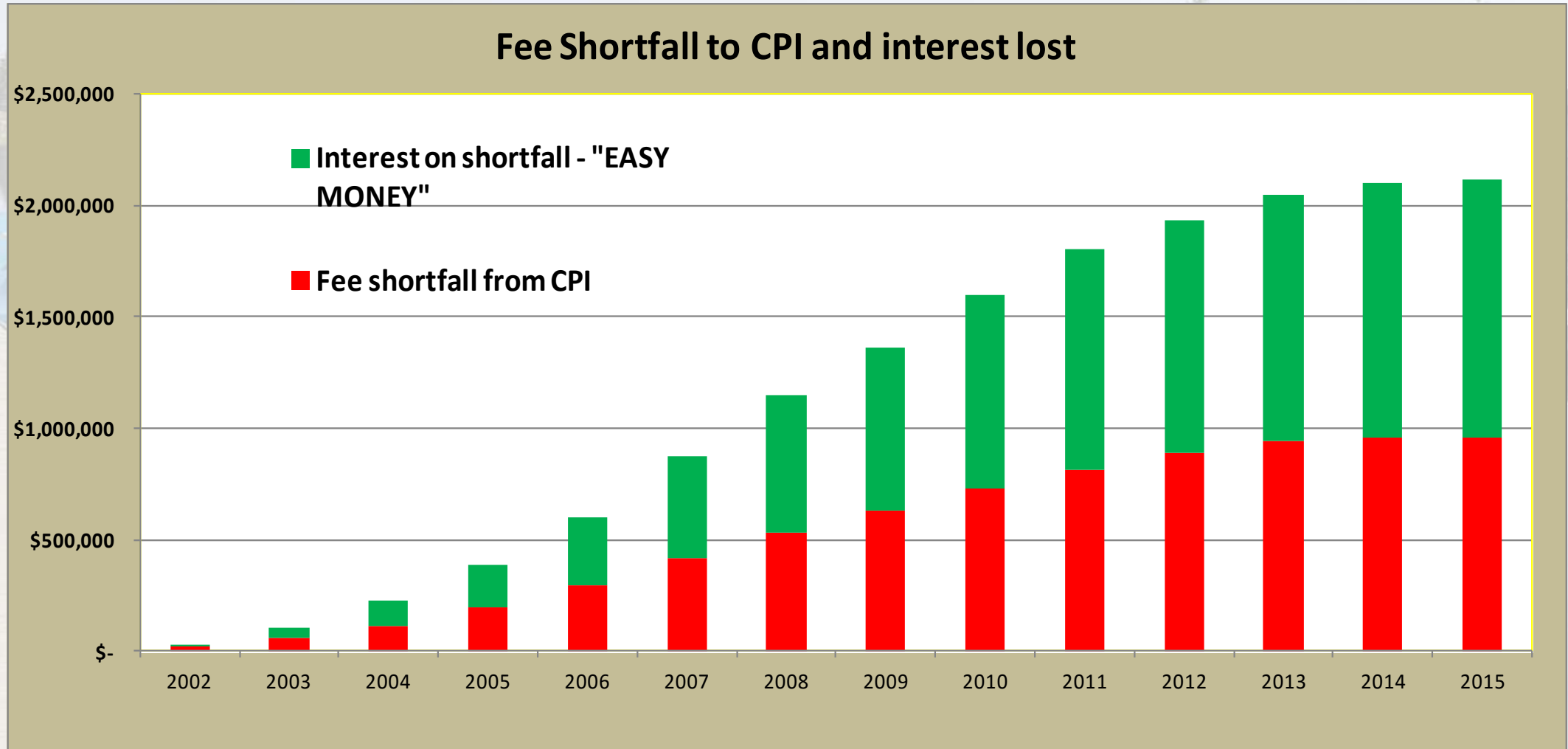
# *Treasurer's Report*

## Calgary CPI vs LAHPOA fee rate changes - Historical





# *Treasurer's Report*



# *Question Period*





# *Election of Board of Directors 2016/2017 Term*

- Louise Ascah (standing for 3<sup>rd</sup> term)
- Don Francis (standing for 3<sup>rd</sup> term)
- Bryan Dozzi (standing for 2<sup>nd</sup> term)
- Mark O'Henly, new nomination
- Glenn Ruskin, new nomination
- Heather Harris, new nomination
  
- Nominations from the floor?



*Thank you!*

