

**2015 LAHPOA Annual General Meeting
June 8, 2015 at Heritage Pointe Golf Clubhouse**

1. Call to order, 6:45 p.m.
2. Introduction of the Board Members:
 - a. Community Management (D. Moote, S. Lefsrud & C. McCord)
 - b. Foothills M.D. Personnel (L. Spilak – Reeve & H. Riva-Cambrin – CAO)
 - c. Approval of Agenda. Motion to approve by R. Gallant; seconded by C. Mackay.
3. Board of Directors Reports:
 - a. Community Review and Update - L. Ascah
 - b. Lake Quality and Environmental (Waste Management) Update – R. Sawatzky
 - c. MD Liaison Update - D. Francis
 - d. Treasurer’s Report - P. Newton
4. Tabling of Bylaw Amendments
 - a. 3.01 Annual General Meeting Quorum – Amend wording and terms as follows:
“A quorum for the AGM of the Association shall be the attendance in person or by proxy of home owners in good standing collectively representing ten (10%) percent of the votes eligible to be cast at such meeting;” **CARRIED**
 - b. 4.02 Duties of the Board - Amend wording and terms as follows:
“b.(ii) To finance the operations of the Association and to borrow, raise or secure the payment of monies in such a manner as the Board may, from time to time, think fit; provided that no borrowing in excess of twenty (20%) percent of the reserve fund shall be made without prior authorization of a majority of the Members in General Meeting; and no debenture shall be granted unless authorized by Special Resolution;” **CARRIED**
 - c. 2.3.4 Amendment to Schedule “A” Restrictive Covenant and Encumbrance Agreement
“No recreational vehicles, trailers, or oversize vehicles shall be parked or kept on any subdivided lot (unless fully contained within the garage) or on the street adjacent to any subdivided lot for more than seventy-two (72) hours, without the prior written approval of the HOA. The HOA will, following the issue of written warning to any property owner in violation of this restriction, apply a fine of one hundred dollars (\$100.00) per day until the violation is corrected. Fines remaining unpaid will be applied to the homeowners Rent Charge for collection. **CARRIED**
 - d. Amendment to 2.3.8 “No animal other than those designated as “domestic” pets shall be kept on any premises. The owner of the pets will immediately remove feces deposited by their animal on common or other residential property at all times. The HOA will, upon receipt of two reliable and substantiated reports, or camera image, fine the pet owner negligent in removal of feces, two hundred and fifty dollars (\$250.00) per

occurrence. Fines remaining unpaid will be applied to the homeowners Rent Charge for Collection.” **CARRIED**

- e. Amendment to 2.3.9 “No structure or fixture shall be erected, placed or allowed to remain on any lot without prior written approval of the Board of Directors. Applications for garden sheds must conform to Architectural Design Guidelines in respect to building materials used and exterior cladding, and remain within 1.5 meters of the residence. A plan must be submitted and include details of the dimension and requested placement of the said structure, and be accompanied by the homeowner’s Real Property Report.” **CARRIED**
 - f. Amendment to 3.2.2 Management Services – **Withdrawn**
 - g. Amendment to 4.3 “..... HOA Costs shall not exceed the amounts set forth unless authorized by a majority of fifty percent plus one (50% + 1) of HOA members represented at the Annual General Meeting of the Association or by a Special Resolution of the Association at a general meeting.” **CARRIED – 93/51**
 - h. All amendments to the Bylaws were carried by a show of hands and an actual count was required for Amendment 4.3.
5. MD Update – L. Spilak & H. Riva-Cambrin
- a. Lights at intersection of Dunbow Road and Macleod Trail are targeted to be completed by September 15, 2015 after three years of discussion with Alberta Transportation. The access to the highway will have to be straightened as well.
 - b. The new Holy Redeemer Catholic School targeted for completion in the Heritage Heights area by September 2016.
 - c. MD is working on a plan to finalize purchase of the land east the Heritage Firehall.
 - d. Future development of land parcels five and seven kilometers east of Heritage Pointe being considered.
 - e. A Federal Grant Canada 150 for local improvements may be available to fix the Lakehouse settling issue.
6. The AGM was represented by 65 Homeowners present and 71 proxy votes.
7. Election of the Board of Directors for 2015/2016. Current Board Members willing to remain active: Louise Ascah, Eugene Nagai, Peter Newton, Don Francis, Ryan Sawatzky. New member welcomed by acclamation, Bryan Dozzi.
8. The AGM concluded and adjourned at 9:00 pm. Motion to adjourn, approve by R. Gallant; seconded by C. MacKay.
9. The AGM PowerPoint presentation is available on the LAHPOA website.