

LAHPOA Board of Directors Meeting Minutes May 23, 2017 at the Lake House

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

Absent: Don Francis

1. Call to order at 7:05 pm.
 - a. Approval of April 19th and May 3rd meeting minutes motioned by Glenn and seconded by Mark
 - b. Approval of agenda motioned by Glenn and seconded by Heather
2. Financial Update (See Treasurer’s Report)
 - a. Reviewed April financials. Electricity spiked following a 6 month meter reading, and waste management is high as garbage was budgeted to start bi-weekly collection in April. Plan will be to announce at the AGM the start of bi-weekly collection at the end of June. There has been some community push-back on this plan.
 - b. Estimate for replacement/repair of aeration system has been revised from \$10K up to \$14 K.
 - c. ATB loan of \$50,000 has been repaid in full.
 - d. Delinquent dues are still outstanding for seven households. Bridgeland Law sent collection letters to these households today.
 - e. Auditors report is complete and ready for the AGM.
3. Community Manager’s Report (refer to monthly Community Manager’s Report)
 - a. Some of the summer staff started work on May 1st. Lake House students now assisting on Office365 migration, summer events, and staff planning. Landscaping students working on grounds clean-up, getting beach and water craft ready.
 - b. Lake chemical treatment program has started with two applications. Corix has topped up the lake with 10,000 m3. ALS Environmental will plan on a June, July and August water analysis schedule.
 - c. Dunbow Recreation Board has approved our application for six canoes and six fly-fishing kits.
 - d. Did not get application approved for Federal funding to cover off on summer student costs.
4. General
 - a. 2017 AGM Package (June 5th, Carnmoney Golf Club)
 - i. AGM packages were delivered by hand on May 13th.
 - ii. Need to get proxies to ensure quorum (50 household needed in person or by proxy)
 - iii. Two people have expressed early interest in joining the Board – Paul Taylor and Mike Merbes
 - iv. Louise to send out presentation for review and Board members to add content.
 - b. Lakehouse Repairs (CFEP grant extended to August, 2017)
 - i. Renwarr Renovations quoted high at \$150K, and Rock Creek did not submit a bid. Louise is working with George Bourgeois at Bourgeois Construction on a bid that will be in the range of \$90K.
 - c. Completion of Garage
 - i. Don will arrange a final walk-thru with PLANiT, Don, Brett, and available Board members.
 - ii. Mark asked that we get the promised extended 5 year warranty on the foundation in writing.
 - iii. Final payment will be issued when above items have met the Board’s satisfaction
 - d. Aeration System
 - i. Quote for \$14K includes 9 x 0.5 HP compressors (in stock), and aeration head repair/replacements.
 - ii. Don to get updated quote regarding shelving system pricing.
 - iii. Surge protection on pump/aeration system has been installed.
 - iv. Motion to proceed with the aeration system project approved unanimously by the Board.
 - e. IT Upgrades
 - i. Office365 transition under way. Domain name will be changed to ‘lahp.ca’.
 - f. Spring Fish Stocking Program
 - i. Government is meeting on whirling disease issue, and will advise in the coming weeks whether our “Class C” fish license will be renewed. Board is not optimistic, and plan to implement trout ‘catch-and-release’ policy immediately to protect existing stock and communicate this to community.
 - g. Toyota Tundra loaner will be on site tomorrow. The leased unit should delivered in June.
 - h. Open Lake Lot

- i. Brett has installed a 'No Trespassing' sign. Discussion ensued about getting lawyer to review original developer encumbrances / developer agreement to insist on lot development.
5. Meeting concluded and adjourned at 9:00 pm.
6. Next meeting scheduled for Tuesday June 20, 2017 at 7:00 pm.