



LAHPOA Board of Directors  
Meeting Minutes  
Thursday, May 19, 2022 7:00pm  
Lake House @ LAHP

Attendees: Rick Gallant – chair & secretary                      Les Turner – community manager  
Glenn Ruskin – vice chair, water committee  
Jim Chuey – safety/security  
Brent Fraser – architectural/landscaping

Regrets: Jo Scott – IT, communications  
Carey Donkervoort – treasurer

1. Call to Order & Welcome: Rick called the meeting to order at 6:55pm.

2. Approval of Agenda

**Motion:** Glenn moved to accept the agenda as presented. Seconded by Brent. Approved.

3. Approval of Previous Meeting Minutes

**Motion:** Jim moved to accept the April meeting minutes as circulated. Seconded by Glenn. Approved.

4. Business Arising from Previous Meeting

a. Hamlet of HP Stewardship Group – Rick Gallant

Rick discussed our concerns with John Palmer (group organizer) regarding the last HHPSG meeting and John agreed that this deserved a fulsome discussion at the next meeting.

b. GateWorks – Rick Gallant

- i. We have finalized a Preventative Maintenance contract with GateWorks, which has their technicians onsite 9 times per calendar year reviewing our CCTV cameras, gates, and solar power systems.
- ii. A review of our gates on May 10 reflected all gates fully operational.
- iii. The next PM visit will be Wednesday, May 25

c. Canada Post Mailboxes – Rick Gallant

- i. Shelter Painting: The shelter was painted on May 3 with colours matching the original colours and the rest of the commercial property as closely as possible.
- ii. Concrete Slab Lifting: Concrete Experts were onsite May 12 to mud jack the concrete slab. Cost will be more than estimate as the void under the slab was much larger than anticipated.
- iii. Divcon has been engaged to assess replacing the stonework on the shelter pillars now that the slabs have been lifted.

d. AGM – Rick Gallant

- i. Power Point presentation: Rick is very comfortable with the state of the slide show, speaking notes and photos. He just needs to finalize a few sections of the speaking notes and we will be ready to go.
- ii. Treasurer's Report has been provided by Carey (slides and speaking notes). No upgrades required.
- iii. Voting mechanism (Poll Everywhere app): We are currently working on the technical details of amalgamating the Power Point slide show and Poll Everywhere.
- iv. If directors wish to attend the AGM at the Lake House, please bring headphones.
- v. Questions received to date:
  - i. Solar Panels – approval process under AC&L Guidelines
  - ii. Condo Development update
  - iii. Dunbow Road traffic study update
  - iv. Community communications pertaining to community regarding criminal activity, safety and security

e. Water Licence – Rick Gallant

An email was sent to Mike and Jeff at Corix indicating that we think the competitive rate for water diversion from the Bow River is much higher than they offered and requesting them to reconsider their offer. No response to date.

f. Sidewalk Remediation – Rick Gallant

The Foothills County committed to discuss with the area councillor if/how they will address the depressed asphalt sidewalk where the water is pooling on the west end of HL Drive.

The County was onsite in late April and dug two swales to allow for the pooled water to drain. We have indicated to the county that this will not work in the winter when the water freezes and also pointed out that one of the swales was not even in the right location to address the pooling issue.

Additional work completed includes a tar and pebble application applied to the sidewalk near the sport court and garage.

g. Larry Spilak Memorial – Les Turner

Eden Brook Memorial has reached out to Don Waldorf seeking an update on the Larry Spilak Memorial plaque. Don has requested an updated quote. The LAHPOA has advised Don that if construction on the plaque does not commence by the end of the month, then we will be seeking a refund from Eden Brook for the deposit placed in December 2020.

h. T&T bins – Les Turner

T&T reports that 10-15 bins are damaged to the point of no repair each year with another 25-30 being repaired and returned to circulation. Majority of the damage occurs in the winter when the plastic bins become very brittle.

We moved 3 lake house green bins to the garage and have asked our contractors to use them as much as possible for organic waste (pruning and garden bed waste) rather than the big blue

bin in the parking lot. We identified another 3 blue and 2 green bins from the lake house to be pressure washed and placed in the T&T inventory.

- i. Document Architectural Control and Landscape Guidelines application process: Jim requested that we standardize our Architectural Control and Landscape Guidelines application processes by capturing our process in writing including the exception process agreed at the April meeting.

**Action Item:** Les to capture our Architectural Control and Landscape Guidelines application processes in writing.

j. Events / Programs – Les Turner

- i. **Events Committee:** A draft mandate for an Events Committee has been developed and is in circulation with a few interested residents. The intention is to have this mandate presented for Board ratification at the June Board meeting.
- ii. **Introduction to Fly Fishing:** Glenn is offering his expertise to teach area residents the fine art of fly fishing. Sessions were/will be held on May 14 and 28 with 7 registrants signed up for the May 14 session and 7 currently signed up for the May 28 session. Les will be letting the community know that fly fishing equipment is onsite and available for loan.
- iii. **Mike Niemans Parade of Garage Sales:** The Mike Niemans Parade of Garage Sales returns after a Covid-mandated break. Saturday, May 28 is booked, and sellers are signing up directly with Mike. A barbeque will be offered by Mike and will be located at the front gates of the Lake House.
- iv. **16<sup>th</sup> Annual Stampede Breakfast:**
  - Save the date emails have been sent out.
  - 75-80 sponsorship/donation request letters and a sponsorship opportunities flyer were mailed out on May 10. In addition to sponsorships, we are seeking silent auction items for the Foothills FD Society. Prospective sponsors are being solicited from current vendors, neighbours and businesses from Seton, Cranston, Legacy, Walden and Shawnessy.
  - County of Foothills has already donated \$1000 to this event.
  - Stockman's has confirmed donation of the pancake batter, syrup and sausages.
  - HP 1<sup>st</sup> Class Childcare has verbally committed to working the children's craft station
  - Tables, chairs, and tents have been booked with Good Time Party Rentals. (\$1,978)
  - A western themed bounce house (ages 7+) and pony jump house (under 7) has been booked. (\$1335)
  - The horse drawn wagon has been tentatively booked. (\$950)
  - A request for volunteers will be circulated in mid June
- v. **Show and Shine:** The 1<sup>st</sup> Annual Show and Shine is scheduled for Saturday, June 11. Feedback has been positive to date. The Stash & Corey Contractors will front the seed money for the barbeque and beer gardens, with any leftovers being theirs to keep.

Stockman's has signed on as a sponsor and will donate all food at wholesale pricing. Volunteers will be needed for a variety of roles.

- vi. **Boulevard Banners / Photo Contest:** A draft flyer for the proposed Boulevard Banner / Photo contest was circulated for review..

**Action Item:** Les to initiate the contest by sending out the flyer. The board will review the entries at the June board meeting.

- vii. **55 Plus Social:** 4-6 residents continue to drop in on a weekly basis. Numbers are not what was envisioned, but those attending are enjoying the conversation.

- viii. **Sculpt Fitness:** Drop-in low impact fitness continues every Friday morning on the LH beach/park.

## 5. Reports

### a. Community Manager's Report – Les Turner

- i. **Summer Staffing:** Employment postings concluded on May 15. To date we have 36 applicants, with the majority being from the LAHP community as well as south Calgary, Foothills and the Okotoks/High River areas. Interviews will be scheduled for the week of May 23 with training commencing on June 13. Only three of eight staff from last year have applied to return.

- ii. **Divcon:** spring maintenance has kicked into high gear with the following projects completed and/or on the docket
  - Sod repairs by sport court
  - Sport court fencing repaired along ground level
  - Sport court basketball crank/hoop to be repaired
  - Stonework at mailbox shelter and south entrance
  - Aeration compressor turned on with all but two aeration heads operational. Parts for overhauling compressors have been ordered with rebuild to occur when parts arrive
  - Irrigation systems fired up with minor repairs and sprinkler head fine tuning commencing. Capital repairs will commence once the system is operational.
  - Block vermin access to under the Lake House deck
  - Sand and stain main dock (the south floats may need to be replaced. A closer inspection will occur later in the spring.
  - Beach cleanup
  - Bear bins pressure washed
  - Bed maintenance and restoration, edging of turf along road curbs
  - Repair two bollards along HL Drive (one wooden, one metal)

While performing garden bed maintenance, Divcon's staff were very aggressive with taking various garden shrubs right down to ground level. Divcon's horticulturist advised that many of these shrubs were neglected and to restore the health of the shrubs, they needed to be cut right back.

The owner of #4 Quay will want to discuss the health of “their” shrubs upon return from their vacation. The very aggressive pruning of the potentilla and caragana growth right down to ground level in the garden bed on “their property” was not what was envisioned when Divcon was asked to prune this particular bed.

- iii. **Kayak storage:** Thanks to Rick and Evan for constructing the storage rack for the new kayaks.
  - iv. **PLNT:** Lake house pruning completed
  - v. **HOA/RA Manager’s Group:** The HOA/RA Manager’s meeting scheduled for Thursday, May 19 was pre-empted.
  - vi. **Admin:** Regular administrative tasks include general resident relations, AR/AP, Vizpin gate access, new homeowner transfers, LH rentals, athletic field bookings, caretaking, social media, marquee signage, etc
- b. Hamlet of Heritage Pointe Stewardship Group – Rick Gallant  
No new meetings – nothing to report
- c. Safety and Security – Jim Chuey  
Batteries and SD cards in the game cameras were replaced in mid May.
- d. IT + Communications – Jo Scott  
Nothing to report
- e. Architectural Guidelines – Brent Fraser
- i. Individual files are being created for all current and historical applications (to the best of our ability).  
**Action Item:** Rick to share with Les his files from his time as the AC&L Guidelines director.
  - ii. Applications received are:
    - Project: Exterior painting  
File: Lariviere 20220512  
Address: 61 HL Terrace  
Status: approved
    - Project: Exterior painting  
File: Gavrailoff 20220509  
Address: 103 HL Cove  
Status: approved
    - Project: Landscape upgrades  
File: Schwarz 20220506

Address: 76 HL Drive

Status: approved

- Project: Installation of concrete pad in backyard

File: Lozic 20220503

Address: 220 HL Drive

Status: approved

- Project: exterior painting

File: Bianchini 20220426

Address: 52 H Isle

Status: approved

- Project: Inquiry into the installation of solar panels

File: Olson 20220425 & LeBlanc 20220426

Address: 108 HL Isle & 21 HL Harbour

Status: pending

- Project: 6'x 8' cedar greenhouse requested to be installed more than 1.5m from residence.

File: Yeaman 20220422

Address: 16 HL Close

Status: *Pending. The LAHP Board requested photos of the proposed greenhouse before approving this application. The homeowner has not complied, so this file is pending. Waiting on submission of statutory declaration forms*

- iii. **RV's, trailers & boats:** We are starting to see RV's, trailers and boats coming out of storage. Any incidents exceeding 72 hours, will receive a reminder notice from Les. A Spring Reminder PSA was circulated on May 19 reminding residents to adhere to our community bylaws.

- iv. **Solar Panels:** Two residents have inquired as to the protocols for installing solar panels as an alternate source of residential energy. The HOA does not have any specific policies or procedures currently in place. Any solar panel applications will go through the same process as the Architectural Control and Landscape Guidelines.

f. Playground Committee – Jo Scott

- i. **CFEP Funding:** Our CFEP application was submitted to Alberta Culture on May 3. We are advised that we should hear if we are successful before November 2022.

- ii. **Playground RFP:**

- The Playground Committee will be meeting in late May / early June to continue fine tuning the CRS and BDI playground concept plans.
- A request was made to seek an RFP from the builder of the Seton and Belmont playgrounds. As we are not bound by the terms of our recently concluded RFP, a

separate RFP was sent to Habitat Playgrounds. The deadline for this RFP was set at May 20.

g. Water Committee – Glenn Ruskin

A summary of discussions transpiring from the May 16 Water Committee meeting:

- i. Water treatment applications are current as per Smoky Trout's prescription plan
- ii. To date 93 goose eggs have been collected. Last collection will be May 22.
- iii. Loons are starting to nest on the north island.
- iv. AHS has advised as to summer water testing protocols, which are the same as those implemented in 2021.
- v. Stocking of brook (500) and tiger (100) trout will occur in late May. Once a date is confirmed, Les will advertise this popular event to the community.
- vi. The lake level has been relatively constant (35 mm decline) since the ice went off. Rick now has the lake level monitoring meter stick on his dock.
- vii. Residential Docks: The LAHPOA is not prepared to try to force owners to upgrade their docks. However, as more and more people undertake to upgrade or replace their docks, we can provide direction on what two or three companies are qualified and aware of the nuances this work requires. We can also make it known that we can assist by towing docks to and from the primary residence to the main beach to ease contractor's access. Keeping our public docks in good maintenance order is the best way for us to lead by example.  
**Action Item:** Brent and Rick to assist Les in developing a list of 2 or 3 dock contractors. Once completed, Les to send out to all lakeside residents, complete with our offer to assist with the towing of docks to/from the main beach.
- viii. Oxygen Testing: Glenn will be taking O2 readings over the May long weekend. All data to be recorded and kept in the LH files.
- ix. Long Lining: There has been an incident of long lining (poaching) reported to Les. He has visited with the resident(s) in question and provided education on why the LAHP has the policies in place that we have.
- x. Island Access: To be proactive on keeping the waterfowl safe while nesting on the islands, we should order appropriate signage.  
**Action Item:** Les to order aluminum signage using similar design to our current signs stating, "No Trespassing".

h. Treasurer Report – Carey Donkervoort

- i. **April Variance Report:**
  - Interest Income – Restricted: The interest earned on the \$100k GIC that matured on April 23 was prorated for 113 days only. In other words, not all \$500 interest was reported as income in 2022, as the 2021 portion was accrued in 2021 per

accounting standards. Interest budget is straight lined (spreading the annual interest expected evenly over 12 months) rather than budgeting periodically with each GIC annual roll over date.

- ii. **2022 Annual Fees:** AR outstanding at May 17 - \$2,700 with just one remaining delinquent account to collect from Bridgeland Law of \$1,628, one remaining account with installment plan to collect of \$1,000 and one unpaid interest account of \$24.
- iii. **Unrestricted Cash Balance:** As of April 30, \$919,929 with \$900,000 currently invested in T-Bill savings.

6. New Business:

**a. Corix Water Intake Repairs / Implications**

Last year's river intake repair project did not go as planned so Corix has again obtained Emergency Access to the river to complete this work in July 2022.

Between July 15 and 22, water intake will utilize a bypass system for treated residential water use only. There will be no capacity to supply water for the lake fill during this time.

Corix may ask residents of Heritage Point to minimize water consumption and irrigation during this period.

**Action Item:** Request Corix to schedule the LAHP for a lake fill of 10,000 m3 before the intake repairs begin (late June/early July).

7. In Camera Session:

8. Next Meeting:

Wednesday, June 29  
7pm-10pm @ the Lake House

9. Adjournment: The meeting was adjourned at 8:52pm.