



LAHPOA Board of Directors

Meeting Minutes

Monday, July 27, 2026

7:00pm 48 HL Shores

Directors:	Rick Gallant	Brent Fraser	Glenn Ruskin	Jo Scott
Guests:	Les Turner			
Regrets:	Kerry Guy	Carlos Soares	Ryan McKimmie	

1. Welcome and Call to Order

Rick welcomed everyone and called the meeting to order at 7:00pm.

2 Approval of July Board Meeting Agenda

Motion: Jo moved to accept the meeting agenda as presented. Seconded by Brent. Motion carried.

4. Approval of June Board Meeting Minutes

Motion: Glenn moved to accept the May meeting minutes as presented. Seconded by Brent. Motion carried.

4. Business Arising from Previous Meetings (if not addressed within the Committee Reports)

4.1 Lawn Signs:

With the Alberta Independence Referendum coming in October, a few residents have placed pro-Canada or pro-Alberta signs on their lawns. Technically, this is against our current lawn sign bylaw. Direction at the June Board meeting was to monitor the number of signs but to not take any action at this time.

A recent inventory of referendum related lawn signs reveals there are 5 signs in the community; three pro-Canada and two pro-Alberta. Of note, there are more Canada & Alberta flags flying than lawn signs, but there are no rules on flags in the community.

Action: Les to continue to monitor.

4.2 Street Signs:

During the winter, two street signposts were knocked over by sliding vehicles. Foothills County replaced these signs using temporary posts. A request to have these temporary posts replaced with our community standard blue 3" square post, was denied by the county, who suggested that if we wished to replace the signposts, we were welcome to do so at our cost.

Action Item: To replace the temporary posts with 3" square posts, painted blue, to stay consistent with other signposts. Rick and Les to install.

5. Reports

5.1. Community Manager's Report – Les

a. **Team Building:**

- All staff, less one who was on vacation, attended a BBQ luncheon on July 22. Great team building occurred at this event.

b. Lake House Team:

- Busy with the heat wave, necessitating the need to schedule in a mid-afternoon staff person.
- Summer Day Camps are well attended, except for the short week in August, which has been cancelled due to low enrollment. Campers and staff are having fun.
- Shampooed and cleaned all folding chairs.
- Ran a very successful Luau and Campfire program, which will be repeated in August.
- Upcoming programs include Kids Paint Night (20 children, plus parents, registered), Beach Yoga, and Ice Cream Sundae Sunday.

c. Landscaping Team:

- Mary, our head landscaper, has taken an indefinite leave due to health reasons. In Mary's absence, Hannah has been promoted to a supervisory position. Mary has confirmed that she will NOT be returning to the LAHP in Spring 2027.
- Focusing on getting the staff to understand the need to mow and trim all areas weekly.
- 3 cubic metres of mulch placed around various garden beds, and tree wells.
- 2 cubic metres of topsoil, and grass seed added to turf depressions.
- Current landscaping staff will start to depart to their respective post-secondary schools in mid-August. As a result, we are looking at options to ensure our turf and garden care continues through to mid-October. We are looking at options to provide landscaping services for 60 hrs / week from September 1 to mid-October.

Options:

- Ultimate Pro Landscaping:
 - o \$65/hr per person, using their own equipment.
(based on 1.5 FTE staff x 40/hr wk x 6 wks = \$23,400)
- Big Guns Property Management:
 - o Contractual Rate: \$14,400 (September 1 – October 9)
(Big Guns team comes into complete tasks in 1-2 days per week, using a combination of their equipment and LAHP equipment. Big Guns would prefer to operate under this model.)
 - o Hourly Rate w/ LAHPOA equipment: \$35/hr.
LAHPOA responsible for all supervision, fuel, and maintenance on the equipment. Big Guns is not really interested in this option as it would take two staff members from their team.
 - o Hourly Rate w/ Big Guns equipment: \$65/hr

In comparison, the LAHP budget for this period is based on 1.5 staff FTE working 40 hours per week:

o Labor:	\$8,877
o Supplies & Material:	<u>\$1,000</u>
	\$9,877

Action Item: Les to obtain a third quote from Wildcore. Rick and Les to review quotes for Fall turf maintenance and gardening needs.

Action Item: For the 2027 gardening needs, Les to reach out to “Sam” to inquire as to her desire to bid on the gardening scope of work.

d. Arbor Care:

- Quotes requested from several arbor care companies to replace 3 Towering Aspens from the Isle Playground and 1 Birch on the “S” curve.

Action Item: Les to follow up with Absolute Arborists and Somerset Tree Care, along with seeking an additional 3rd quote.

e. Irrigation:

- A valve on the 4” main along the “S” curve, serving the Isle was repaired.
- Another leak on the 4” main, serving the north area of the community, has been identified near 153 Blvd. Due to the location being under a light post, Ultimate Pro will need to call in a hydrovac truck to expose the line/leak.
- Waiting on Ultimate Pro to add additional spray heads to various garden beds.
- During the July heat wave, initial spring programming of the zone timers proved to be insufficient to keep the turf properly irrigated. Repeated requests to our contractor to increase operational frequency were not responded to in a timely fashion, apparently due to lack of staff.

f. Repairs and Maintenance:

- Outdoor beach shower: Push spring valves require maintenance. Brent indicated this can be done simply just by adjusting the spring tension screws.
- Kubota RXT: Flat tire due to a screwdriver bit picked up somewhere.
- Beach volleyball posts: Leaning inward. Looking to re-install in a stable concrete base.
- Zero Turn Mower: One mower is out of service due to a faulty crank position sensor. This sensor appears to be a design issue, as Tractorland indicates this is a high demand part from their customers. As a result, replacement parts are hard to find. Kubota Parts are showing a 4 week back order.

g. Maintenance Contract:

- Our Maintenance service contract includes proactive and reactive maintenance service on various equipment, lake house, aeration system (start up/shutdown), upper lake fountain, etc.
- Knurl Industries (formerly Divcon) have notified us that they are not interested in extending their services contract beyond December 2026.

Action: Initiate an RFQ for a 2027-2028 maintenance contract.

5.2. Treasurer’s Report – Ryan

a. Monthly Payables:

- Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.

b. Monthly Financial Statements:

- Circulated under separate report.
- **Motion:** Jo moves to accept the June financial statements as presented. Seconded by Glenn. Carried.

5.3. Hamlet of Heritage Pointe Collaboration Group – Rick

- a. **Serenity III/IV:** Recent communication from the developer indicates they are applying to the county to change Serenity Phase IIIB from multi family to single family homes.

5.4. IT + Communications – Jo

- a. Nothing to report.

5.5. Programs and Events - Carlos

a. **Stampede Breakfast**

- A great turnout on a sunny morning.
- Great assistance provided by community volunteers and staff.
- Inflatables, tables/chairs, tents, band, etc have already been booked for the 2027 breakfast.
- Sponsorship dollars were not as large as 2025, but neither were the expenses.

Action Item: Les to reach out to Foothills Fire Dept to inquire as to the ability to increase the number of cooking griddles, start cooking earlier (start with a pre-cooked inventory) or cooking more pancakes per griddle.

b. Movie in the Park:

- Friday, September 11
- Community survey results reflect the movie will be “Pirates of the Caribbean”
- Event sponsored by the “The Partners, at Heritage Crossing”. The Partners inquiring with their builders to see if there is a desire to assist with additional sponsorships to handle additional costs.
- Food Trucks onsite, starting at 6:30pm
- Staff will be running games for the younger residents from 6:30-8:30pm

c. Food Trucks:

- Food trucks continue every second Thursday, with mixed success.

d. 4th Annual Community Golf Tournament:

- Thursday, September 3
- Turner Valley Golf Club
- Dinner to follow

e. Water Safety:

- The week of July 20 is National Drowning Prevention Week.
- YMCA Calgary was to be onsite July 24, to promote water safety but cancelled due to smoky air. They will reschedule this program to a yet to be determined date.
- There was no cost for this program.

5.6. Safety and Security - Kerry

a. **VizPin:**

- Semi-regular PM inspection completed in July. No issues with the solar charging systems.
- The annual subscription for the VizPin app has been paid.
- We currently have ~710 “pins” in inventory, which should be sufficient for at least 2-3 more years. We go through approximately 200 “pins” per year.
- All gates have been inspected and updated.
- Deleting “pins” and cards issued to residents who no longer live in the community.
- Reconciling what physical gate cards we still have in circulation (346 cards vs 1013 smartphones).
- The system is really designed to work most efficiently on cell phones and encounters issues with cards. Cards use gate memory, which is extremely limited. The gate memory is only cleared when smartphones are subsequently used allowing the gate memory to be uploaded to the central Vizpin system. If the gate memory gets full, the gates no longer function for cards, requiring the staff to manually reset the gate(s) in question. For this reason, we no longer hand out cards. Only those who have been grandfathered, or present unique circumstances (technology challenged), have cards.

5.7. Architectural Guidelines – Brent

- | | | | |
|----|-----------------|--|----------|
| a. | 160 HL Drive | Request to drill and install 4 posts into the lakebed (up to the liner) in order to facilitate a kayak rack. | Denied. |
| b. | 4 Heritage Cove | Installation of a garden shed | Approved |
| c. | 135 HL Drive | Exterior Painting | Approved |
| d. | 88 HL Blvd | Exterior Painting | Approved |

5.8 Water Committee – Glenn

Highlights from the July 22 Water Committee

a. Dock Renovations

- Harding Painting is confirmed to sand and resurface the main beach dock on September 14, at a cost of \$3,068.

b. Private dock construction

- Les to inform the homeowners, who still have blue Styrofoam floats, that their dock floats are disintegrating and that they should look into remediation. Jim Chuey has assisted in identifying which docks still have the original floats and require a letter.

b. Fishing Etiquette

- Les to produce a PSA or post a video focusing on proper fishing rules and how to properly release fish, using Alberta Fish and Wildlife signage as a guide.
- Fishing has subsided during the heatwave, as the fish appear to be sedentary.

d. AHS Bacterial

readings w/ <1280 CCE per 100ml deemed acceptable.

- May 25: 680 CCE per 100ml
- June 1: none detected

- June 8: 653 CCE per 100ml
- June 15: none detected
- June 22: none detected

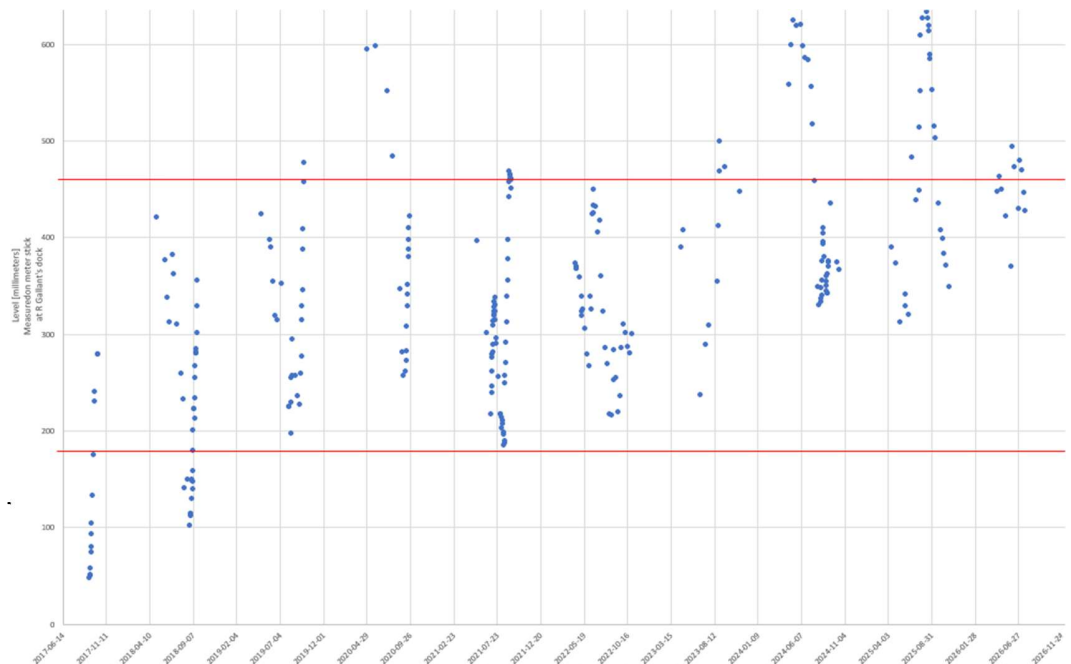
- June 29: 3253 CCE per 100ml

Higher than max standard, resulting in a follow up by AHS. Follow up survey completed, suggesting that choppy water resulted in a poor water sample being submitted. Deemed to not be human bacteria.

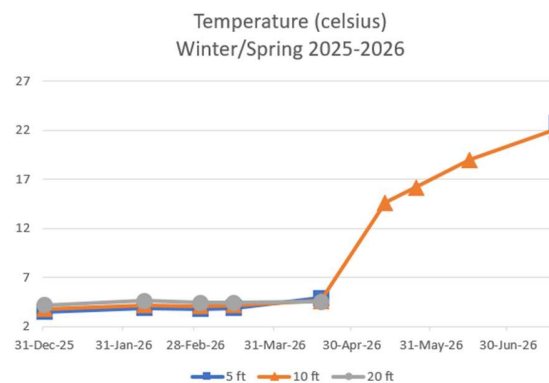
- July 6: 693 CCE per 100ml
- July 15: none detected
- July 22: tbd

e. Observation of Lake Water parameters

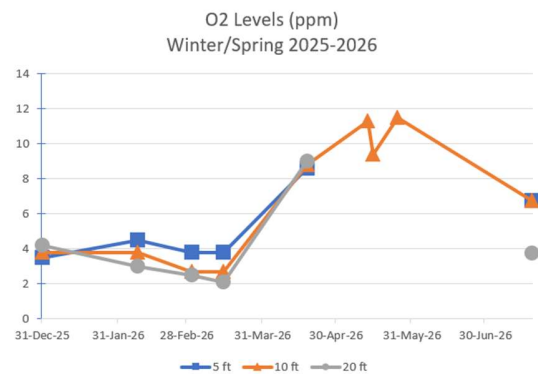
- Water Level as of July 17, 2026 - 428 mm



earliest opportunity.



- Oxygen:
 - o Readings taken on July 19



- Turbidity:
 - o Readings taken on July 19 reflects visibility of 20+ feet, which is excellent visibility for this time of year.

- **Phosphorus:**

The higher resolution testing meter was received on 20 July and the first readings taken on July 21. The phosphorus reading at the north shore dock was 0.11ppm and the reading at the main dock was 0.10ppm.

The acceptable level of phosphate in water is highly dependent on the specific water body and its intended use. Generally, for freshwater ecosystems, levels should be kept below 0.03 ppm of phosphate-phosphorus (PO₄-P) to prevent excessive algae growth and eutrophication.

f. Lake Chemistry Management

- Algaecide application is on schedule
- Spot spraying on July 9 proved to be successful, as minimal algae seen along the shoreline on July 15.
- A spot treatment is planned again for July 22.

Action Item: Les to review WHIMIS requirements on our lake biologics.

- Algaecide spot treatment application methodology:

- o Spot spraying of filamentous algae along the water's edge has proven to be a very effective method in treating shoreline algae. However, the current application using a hand sprayer is not efficient. The initial application completed on July 9 took 2 people most of the day to complete. A second spot spray occurred on July 15 with observations that the initial spraying was very successful. While the current method of spot spraying has proved to be very effective, it is not efficient.
- o A call out to Smoky Trout suggests that other lakes are using reservoirs and battery-operated pumps to spray the water's edge. In addition, it is recommended that the algaecide application directly into the lake be dispersed, rather than our current method, which is poured.

- Jim, Glenn and Les met to discuss alternative methods for how we can spot treat the filamentous algae, with Jim agreeing to research options.
- Jim and Les spoke to the efficiencies of investing in a self-contained, battery-operated pumping system to better disperse algaecides into the lake and spot spraying along the water's edge.

Action: The Board has approved the purchase of a Fimco water tank/spray system, along with an electric trolling motor, 12v lithium battery and bilge pump. Total cost for all components and installation will not exceed \$1500.



g. Aeration System:

- Compressors are on timers, and confirmed to turn on at 1:00am and off at 6:00am
- As a result, Glenn's temperature surveys confirm that the water temperature is somewhat stratified into layers, with the oxygen levels indicating the water is fully saturated given the temperature and altitude.

h. Waterfowl:

- A dead cormorant was pulled from the lake and properly disposed of.

i. Bullrushes:

- It was noted that there appears to be an abundance of bull rushes this year.
- Are bullrushes good or bad for our lake?
- Post meeting note: bullrushes are good at preventing soil erosion, providing habitat/shelter for various wildlife, excellent at filtering/purifying water, removing pollutants and can absorb excess nutrients from the water, helping to prevent harmful algae blooms. They can be overgrown in shallow areas, which may be problematic in certain environments.

5.9 Foothills County Liaison – Kerry

a. Dunbow Road Construction Update:

As Foothills County provides us with updates on the Dunbow Road construction, we are sharing the information via our social media networks.

b. Dunbow Road Speed Reduction:

County is proposing to reduce the speed limit from 80 km/hr to 60 km/hr from Highway 2A to Artesia. Rationale is that increased traffic flow is making it more and more difficult to exit communities along this section of Dunbow Road.

c. Invitation to Councillor Callister to attend LAHPOA Board meetings:

Councillor Callister, the elected representative of District 6 for the Foothills County, has made it known that he would be available to attend an LAHPOA Board meeting if invited.

Action Item: Les to invite Councillor Callister to the August board meeting.

6. New Business

6.1 none

7. In Camera

8. Next Meeting

Action Item: Les to confirm with Carlos, Ryan and Kerry that Monday, August 31 works for the August meeting.

9. Adjournment

Rick adjourned the meeting at 8:20pm.