

**LAHPOA Board of Directors Meeting Minutes
November 12, 2015 at Lakehouse at Heritage Pointe (Draft)**

In attendance:	Louise Ascah	Bryan Dozzi	Ryan Sawatzky
	Eugene Nagai	Don Waldorf	Brett Oliver
Regrets:	Don Francis	Peter Newton	

1. Call to order at 7:05 p.m.
2. Meeting Agenda Approved by R.Sawatzky & B. Dozzi
3. Minutes for October 15, 2015 approved by R. Sawatzky & B. Dozzi
4. Update on Operations – Brett Oliver
 - a. Kubota returned to site fully serviced however missing replacement of the glass door. B. Oliver to follow up and cancel if replacement is not already enroute. Alternative to custom glass may be available.
 - b. Most attachments to Kubota returned onsite – blade, brush, snowblower while mower is stored at Tractorland. Difficulty mounting brush on the Kubota, the way in which it was stored has left it bent. Will determine next steps once we put it into use.
 - c. Invoice for maintenance service of ≈ \$850.00 from Tractorland at High River.
5. Financial Update – P. Newton was unavailable - we expect to be on budget at year end.
6. Property Management Changes
 - a. Don Waldorf and Brett Oliver are joining the community as full time contractors to replace R. F. Moote & Associates and provide onsite local management and operational services. Moote has provided notice of termination to his staff as of December 31, 2015
 - b. Susan Lefsrud is preparing a binder on information pertaining to the overall operations of the community.
 - c. Changeover of administration and operations to occur during December with meetings with S. Lefsrud, C. McCord and D. Moote as required.
 - d. Some of Moote's staff will be retained after December 31st if they have an interest.
 - e. Most of the storage locker contains Moote's equipment etc.
 - f. One credit card to be made available for incidental expenses such as tractor fuel and sundry items only.
7. General Discussion
 - a. Snow removal will be performed by staff rather than outside Contractors.
 - b. Commencement of hanging Christmas lights by staff to reduce costs. Quote for \$2300 to hang lights deemed excessive.
 - c. Current Christmas lighting budget does not provide for the look desired by residents. Purchase of additional LED lights to commence.
8. MD – Inter-Municipal Development Plan, October 28th Open House
 - a. B. Dozzi provided a brief update on the Open House where various scenarios of long range city expansion plans were tabled without input from the communities.
 - b. A need to spend more time with the MD to gain insight and information and modify the Board's approach to these Open Houses on behalf of the community's interests.
9. Next meeting scheduled for December 10, 7:00PM
10. Meeting concluded and adjourned at 9:20 pm.