

**LAHPOA Board of Directors Meeting Minutes
July 16, 2018 at the Lake House**

In attendance: Rick Gallant, Glenn Ruskin, Louise Ascah, Heather Harris
Regrets: Don Waldorf, Don Francis, Paul Taylor

1. Call to order at 7:00pm
 - a. Approval of June Minutes – Rick, seconded by Heather
 - b. Agenda approved – Heather, seconded by Rick

2. Community Manager's Report
 - a. In Don's absence, the report was reviewed. Regarding the irrigation system, roles need to be clarified in terms of what Jason is fixing and what Divcon will be responsible for. Don is to prepare and supply more details here, i.e. detailed status. These thoughts to be shared in a one/one meeting with Don determining what is the scope that we're trying to accomplish this year with our irrigation.
 - b. The green bin is somehow being used for garbage, having bags of garbage in it. Does someone else have a key? Do we need a new lock and key, this to be discussed with Don.
 - c. Small Algae blooms are present, chemical schedule to be checked.

3. Treasurer Report
 - a. Heather presented her report.
 - b. Invoice for chemicals and for the fish stocking from Smokey's have yet to be received. Max from Smokey's was contacted, and these will be sent to us very shortly.
 - c. On Landscaping and Maintenance, all is going well. If the budget allows, further work to be done on the upper lake/pond area.

4. General Discussions
 - a. Rick noted that the intake pipe coming into the lake was cracked, in fact a full section is missing. Does this affect the functionality? Water committee did not have any further insight. Don to explore.
 - b. Back of garage has some junk outside. Rick volunteered to help coordinate a cleanup with some of the lake house staff when it's not busy, ultimately having some of this go inside the garage. This to be coordinated with Don.
 - c. On the BBQ replacement quote received, Glenn to follow up directly with Barbecues Galore, getting Don's input on timing of this delivery.
 - d. Discussion on potential fall fish stocking based on two things – the potential of not receiving a 2019 stocking license, hence doing it now. Second, Reister Fish Farm in Stettler is offering a good deal on large Brown Trout, which would diversify the fish species we have – hardier, will eat Ling minnows, etc. Discussion on how slowly our current trout are growing. Can the lake accept more fish? This was discussed at the

- Water Committee meeting. The outcome is to keep the Reister door open for now, monitoring our fish sizes. No decision needs to be made until mid-September.
- e. On the Life Cycle Study, discussion on what is normal maintenance (covered by annual fees) and what is considered more capital improvements coming out of the reserve fund. Rick volunteered to review and prioritize what normal maintenance would or should be. An example of what could come out of the reserve fund this year would be ongoing improvement/beautification of the Lake House, specifically replacing the surface of the deck, something we would like to do in 2018. Three quotes to now be received, Rick & Louise will work with Don on moving this forward. Continuing with this subject, it was proposed that we look at improving our pathways next spring. We will research grant opportunities to support this.
 - f. Discussions about 'elm scale' disease on MD trees at the community's main entrance. Will follow up with the MD for timing of their treatment.
 - g. On the vacant lot, investigation into sale of the property continues. In the interim, the owner has removed the weeds plus cleared out the centre area using a bobcat.
 - h. Recent break-ins have once again sparked on line chatter on making Heritage Pointe a gated community. This cannot happen as we are a hamlet belonging to the MD of Foothills. It was felt worth researching what other lake communities do. Do they work with security companies, having patrol cars/security staff in place during late evening hours? Louise & Don will make inquiries as well as do further research on what this might look like.
 - i. For the Fall meeting re: continued contributions to the Reserve Fund, October 30th has been targeted. Information packages would need to be sent out minimally 21 days in advance of this, 30 days preferred. Rick to move this forward, putting a draft of this information package together to be reviewed in the August meeting.
 - j. On the Water Trampoline issue, Louise proposed we conduct three information sessions to be scheduled in February/March, having these at the Lake House where residents would be invited to learn more about the issue plus be able to lend their opinion, in theory, voting on what option they feel is the fairest. Options being: have them removed entirely from the Lake within a 24-month period; having them regulated to be on the water only when in use or lastly; to do nothing, but prohibit any further structures to be added. The thinking here is that, for the next AGM, this item is not brought up to be voted on again; instead, the decision will result from these three information sessions and presented as the final one.
 - k. Louise proposed a more consistent meeting schedule procedure, i.e. meeting the 3rd Thursday of each month.

Next Meeting: August 16, 2018, 7:00 p.m. in the Lake House

Meeting adjourned: 8:44 p.m.