



## Update from your Volunteer Board of Directors, 2017-2018

Your Board of Directors is pleased to take this opportunity to provide residents with an update on our successes and challenges of the past year, as well as with our future plans. There are several items for discussion and resolutions to be considered at the upcoming Annual General Meeting, which is being held June 4, 2018 at the Carnmoney Golf Club.

A number of major projects were completed this past year:

- The Lake House patio remediation project was completed to address subsidence due to high groundwater flow. A provincial Community Facility Enhancement Program (CFEP) grant of \$45,000 provided financial assistance to help reduce the overall cost to the HOA.
- The Lake House front steps were replaced to meet current building codes. The steps are now evenly spaced, and a centre handrail was installed.
- As planned, the lake “single compressor” aeration system was replaced with a reengineered “multiple compressor” design. This redundant system will continue to operate, even with a compressor failure of other units. We also replaced all the individual air diffuser heads in the lake, effectively extending the operating life of the current system.
- Our new and improved Website is now live at [www.lahp.ca](http://www.lahp.ca).

The enthusiasm and participation in events in the past year was amazing. Some of our key activities included the Parade of Garage Sales, Earth Day Community Clean-up, Annual Stampede Breakfast, International Women’s Dive Day Lake Clean-up, Fresh Air Cinema in association with the Foothills Fire Department, Starlight Teen Night, Stand Up Paddleboard Regatta, Pumpkin Carving at Halloween, Heaven Can Wait Christmas Supplies Drive, Pet Photos with Santa, December’s Light Up The Night which featured fire pits, s’mores and horse-drawn wagon rides.

We continue to work to obtain Municipal District, corporate sponsorship and donations to help offset the costs of the events that we organize. This generous support comes mainly from local businesses, suppliers and from a few individual Homeowner’s and their companies, which we thank very much!

The Dunbow Recreation Board (DRB) continues to support Heritage Lake with financial assistance, which is really appreciated. We added to our fleet of Stand-Up Paddleboards, Ice-Fishing Kits, Soccer and Baseball/Softball equipment with six new Canoes and Fly-Fishing equipment. Thanks to the DRB, this equipment allows us to offer regular ice-fishing and fly-fishing classes throughout the year.

Last year we discussed the issue of Whirling Disease which affected fish throughout the Bow River Watershed. Since that time, the Oldman River, the Red Deer River and North Saskatchewan River watersheds have also been declared to have been infected with whirling disease. Species such as rainbow trout, cutthroat trout and whitefish are particularly susceptible.

It is not harmful to humans in any way, through either water recreation or consumption of the fish.

Governance of fish stocking is under the jurisdiction of Alberta Environment & Parks and the HOA is optimistic that our 2018 fish stocking licence will be renewed. If we do get a licence to restock in 2018, the whole whirling disease issue remains dynamic and restocking licences in future years may not be guaranteed. As a result, Heritage Lake will remain strictly “catch and release” for ALL fish, to preserve this precious natural resource.

During the winter months we developed a contracting strategy for landscaping, snow removal and maintenance services.

We conducted a Request for Proposals, analyzed the responses and awarded contracts. Divcon Ltd. will be providing general landscaping services including lawn cutting, trimming, entrance garden beds and fertilizer application. They are also providing a part-time maintenance contractor to provide general maintenance services. PLNT Horticulture will provide snow removal services, some additional bed maintenance and care of our trees in the common green areas.

Most of the work will be invoiced on a job basis rather than by the hour. We believe the new mix of contractors will result in efficiencies and increased value for Homeowners.

Financial management continues to be a priority for your volunteer Board of Directors. We manage operational costs with an eye to getting more value for you. We are working diligently on plans to ensure that Reserve Fund resources will be in place, for the long term, to maintain all association assets.

At the last AGM, the Board proposed hiring a consultant to complete a Life Cycle Study (LCS). This type of study develops a list of assets, determines the expected life and predicts future costs to replace or maintain the assets. The LCS also determines the additional funding required to ensure funds are in place in the future.

The Board will provide more info on the Life Cycle Study at the AGM. However, we are not ready to provide notice for a resolution for the Reserve Fund Contribution right now. We anticipate that we will hold a Special Meeting in the Fall because additional time is required to complete due diligence.

Your Board of Directors and Water Sub-Committee have been made aware of some resident concerns over the use of large inflatable water trampolines/slides on the lake. While these large inflatable devices provide fun recreation for families, there are some issues that must be addressed:

- The structures are deployed on the lake, which is common association property and not on Homeowner's property.
- While water trampolines/slides are tempting, we have witnessed individuals using them without the owner's permission.
- In the event of an injury or fatality, others might make a claim against the association.
- The anchors on the water trampolines could result in damage to the lake liner, which would be a very costly repair. Draining the lake, completing the repairs and replacing the water could take an entire summer season.
- Several times each summer trampolines break away and blow across the lake. This provides a risk of anchor lines snagging on and damaging the aeration system diffusers and air lines.
- Other lake communities in the Calgary area either do not allow water inflatables or put conditions on their use. Some of these stipulations include size restrictions, a requirement that they not be anchored, and that they be removed from the lake when not in use.

Given the above concerns, we will be recommending that they not be allowed on Heritage Lake. A resolution for consideration at the AGM is included with this package.

Our organization success depends on volunteers. We would encourage you to consider putting your name forward at the AGM for the Board. This is a great way to get involved in your community.

It has been another busy and exciting year at The Lake at Heritage Pointe, so much more than can be captured in this update. We hope you will join us at the Annual General Meeting to hear more details and to help discuss our future. If you are not able to attend, please direct your proxy to the Lake House or entrust it to a neighbour.

Best regards from your Volunteer Board and we look forward to seeing you next month.