

**LAHPOA Annual General Meeting**  
**Monday June 3, 2019, Carnmoney Golf Club**  
**Registration: 6:15 p.m.**  
**Call to Order: 6:45 p.m.**

**Welcome and Introduction of Board of Directors.**

**Confirmation of Quorum:** Total of 124 households represented, 51 present and 73 via proxy appointment.

**Proof of Notice of Meeting presented.**

**Motion to accept Agenda for AGM 2019:** Chris McKay, seconded, Bryan Dozzi

**Motion to accept 2018 AGM Minutes as Presented:** Gord Oliver, seconded, Susan Zurawell

**Special Guest: Larry Spilak – Reeve, Foothills County**

Larry confirmed the 2019 mill rate sits at 1.8%. He is confident any further increase will be modest given some of the developments taking place within the County. For example, a major water and waste treatment plant under construction in Aldersyde will allow for business development while keeping tax increases in check. He commented that he sees the potential for cannabis growers in future, further supporting a strong tax base.

Rural crime has dropped 30% in the region, thanks in part to the \$150K “extra policing” that was put in place last year. Increased speed ticketing in this area has generated over \$240K YTD.

As a result of the provincial election, there are now three MLA’s from Foothills County in the new government, versus having none in the last eight years.

Engineers have been engaged to study the entrance to our community and access to the Fire Station. A potential “traffic circle” may be considered as an option. The LAHPOA will be engaged for input as the study moves forward.

The Dunbow Recreation Board is developing a “pathway vision” for consideration, with the goal to connect Heritage Pointe to the Calgary Pathway System south of Legacy.

A resident requested a “flasher” type signal be considered at the Dunbow/Lake at Heritage Pointe intersection. Notes were taken for County evaluation.

**Special Guest: Jim Smith – Chief, Foothills Fire Department**

An update was provided on the consistent service and training that is currently in place. Chief Smith thanks the community for their engagement and support in community activities.

## **Board Chair Presentation: Louise Ascah**

### **Responding to the Needs in 2018/2019**

- Infrastructure: Strengthening Our Brand
  - Capital Improvements including all new community signage; resurfacing of Lake House deck; installation of Max-R waste containers; 72 yds<sup>3</sup> beach sand top up; permanent seasonal lighting on Lake House; renovation of Lake House reception and kitchen spaces; Lake House interior and exterior painting; parking lot replacement; security system upgrades
- Health of Aquatic Ecosystem
  - 500 Brown Trout introduced in April; 500 Rainbow coming this fall
  - No Whirling Disease detected in 2018; retesting scheduled for summer 2019
  - Aeration System Compressor rebuild scheduled for July
- Grant Success
  - \$14,175 Dunbow Rec Board, June 2018, for pedal boats and row boats
  - \$1,145 Dunbow Rec Board, March 2019, soccer nets and goals

## **Treasurer's Report: Heather Harris**

### **Overview of Financial Results (refer to AGM Presentation for details):**

- Annual Homeowner Fees Collection Status
- Operating Funds vs. Reserve Fund Contributions
- Three Year Revenue Comparison
- Three Year Operating Expense Comparison
- 2018 Budget-to-Actual Results
- 2019 Expense Budget
- 2018 Reserve Fund
- 2019 Reserve Fund Plans
- Reserve Fund Balance

## **Business of the Association: Louise Ascah**

### **(a) Bylaw Amendments Tabled as Special Resolutions:**

1. **Under: "Article 4: Governance of the Association, 4.2 Duties and Powers of the Board" add the following responsibility to the Board of Directors to read as follows:**

4.2 (r) To commission a Life Cycle Study at an interval of no less than every five years to examine infrastructure, review the timeline proposed for capital expenditures during

that period, and determine the value of Annual Fees that will be directed to Reserve Funds accordingly.

Motion to accept Special Resolution 1.: Janice Davis, seconded Bryan Dozzi. Show of hands, majority in favour. Motion adopted.

**2. Under: “Article 4: Governance of the Association, 4.1 The Board of Directors”, amend the Bylaw to extend potential board term from three to nine years as follows:**

4.1. (b) Board membership shall commence upon election or appointment to the Board and shall expire at the next succeeding Annual General Meeting, unless prior thereto the Board member resigns, becomes disqualified under clause 4.1 (a) hereof or is removed under clause 4.1 (c) hereof. Board members may be re-elected, but no person shall sit on the Board for longer than nine (9) successive terms of office.

Motion to accept Special Resolution 2.: Janice Thielsen, seconded: Jeff Ascah. Show of hands, majority in favour. Motion adopted.

**(b) Private Water Play Structures on the Lake: A Community Decision**

Presentation of Legal Counsel and Insurer recommendations.

The Board will implement a package mandating, without exception, any Lakeside Homeowner with a play structure indemnify the Association of any legal repercussion in the event of accident or death resulting from its use. The Homeowner will add the LAHPOA as a third party insured on their personal home liability insurance.

This subject will be voted on and the outcome binding in the Association’s Community & Safety Regulations. Votes by all in attendance and via proxy specific to this matter will be counted. Board of Directors will abstain from vote.

Outcome of collective vote: 77 in support; 40 against. Structures will be permitted at this time and are subject to re-evaluation by any future Board of Directors in consultation with Association legal counsel.

**(c) Question Period**

- Several residents raised concern with the unsightliness of the large organic waste dumpster in the parking lot. By show of hands (fully 100% in attendance), a vote was passed to have this dumpster removed permanently. This decision also will affect the Community Cleanup dumpster provided each spring for residents to dispose of household garbage. Abuse of the privilege has been rampant, and this service will be discontinued. Residents are reminded that Foothills LRRC in Okotoks is available for this service.

- A request was made to introduce an off-leash dog park somewhere within the community. While there is no green space within the LAHPOA community that could accommodate this, the Board will converse with Foothills County about the possibility of vacant land under their control being converted. The Board made it clear that such an undertaking would not become the responsibility of LAHPOA employees to clean or maintain.
- The question of where community playground structures/tot lots sit in the current Life Cycle Study was raised. At present, the study recommends 2027. This is an area that the Board of Directors and Life Cycle Subcommittee will review.

### **Elections: Board of Directors 2019/2020**

Standing for re-election: Louise Ascah (fifth term)  
 Don Francis (fifth term)  
 Paul Taylor (third term)

Nomination: Heather Harris (accepted, fourth term)

Stepping Down: Glenn Ruskin (third term)  
 Rick Gallant (first term)

Volunteers from the floor: Matthew Secord \*  
 George Canyon \*

\* these volunteers came forward following adjournment of the meeting and were welcomed.

Discussion of existing Sub-Committees was introduced, inviting any resident with an interest in any area to join one. These include the Water Committee, Life Cycle Committee, Community Spaces Committee and the formation of a Neighbourhood Watch Committee.

The board extends a sincere thank you to outgoing directors Glenn Ruskin and Rick Gallant for their dedication of time and talent.

**Motion to Adjourn:** Eugene Nagai, seconded Chris McKay

**Meeting Adjourned: 8:42 p.m.**