

LAHPOA Board of Directors Meeting Minutes

March 17, 2016 at Lakehouse at Heritage Pointe

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

Call to order at 7:05 p.m.

1. Meeting Agenda Approved by B. Dozzi & P. Newton
2. February 10, 2016 Minutes P. Newton & B. Dozzi
3. Financial Update – Review of 2015 budget and finalization of 2016 Budget
 - a. Review 2016 part time staff hours and requirements, budget \$72,000
 - b. Landscape employees are paid a premium over lake house staff
 - c. Every effort to optimize use of personnel now that management on site
 - d. Reserve fund now \$500k
 - e. Decision made to obtain a loan of \$100k to finance the building of storage
 - f. A special resolution would be required to borrow in excess of 20% of Reserve Fund
 - g. Lake house foundation repair of \$90k to be completed this year - \$45k received from Gov't funding
 - h. Purchase of two grass mowers costing approx. \$20K versus leasing same – approved
4. Community Manager's Report – D. Waldorf
 - a. 80% of community membership fees have been received to date. Letters being sent to delinquent accounts.
 - b. Lake closed Feb. 25th due unsafe ice conditions and upon recommendation by the Fire Dept.
 - c. The lake aeration system was turned on March 15th
 - d. Meetings with city community management teams to discuss goose control
 - e. Calgary Regional Parks & Lake Management Meeting schedule for March 29th
 - f. Quotes received from Agriterro, Tractorland and Home Depot for mowing equipment and from Nutrilawn, Mckillop, Emerald and Spruce It Up for weed control
 - g. Quotes for lake chemicals and fish stocking also in progress
 - h. A revised development plan for a storage garage will be submitted to the MD this month
 - i. Homeowners near to the parking area (storage garage) have been contacted
 - j. Working on a community meeting with RCMP regarding recent break-ins
 - k. The Annual General Meeting to be held at Carnmoney Golf Course on June 6, 2016
5. General
 - a. The Storage Garage Development Application was rejected (as expected) by the MD. A revised application will be submitted with an expected approval within the next month. A capital budget of \$120k for construction of much needed storage.
 - b. MD has to finalize the paperwork for the Land Swap – almost completed finally
 - c. The Water Quality Committee met twice during the past month – very informative for all
 - d. An action plan has been finalized for goose control by the use of kites installed on the island and key locations – plan worked at Mahogany. Environment Canada issues permits for nest disruption and egg removal which we have been approved for.
 - e. Fish stocking expected during May - 1,000 fish at a cost of \$5,000 delivered.
 - f. Aeration system working well upon start up this past week
 - g. Lake water demand to be discussed between Don Francis and Corix as to lake water levels hopefully delivered before summer months
 - h. Discussion on tethered recreational rafts on the lake and investigation into anchoring methods that are consistent.
6. Next meeting scheduled for Thursday, April 14, 2016 7:00PM at Lake House
7. Meeting concluded and adjourned at 9:25 pm.