

Lake at Heritage Pointe Owners Association

Minutes of Annual General Meeting

Thursday, July 9th, 2020- Via Zoom Conference

Note: Due to the COVID 19 mandated restrictions regarding group gatherings, the AGM was conducted via Zoom teleconferencing. A copy of the slide deck presentation is contained on the LAHPOA website at: www.lahp.ca > Homeowners > Annual General Meetings.

A summary of the meeting items is as follows:

- 1) Call to Order: 5:03 p.m. MDT Meeting was called by Louise Ascah, Chair.
- 2) Introduction of the 2019/2020 Board of Directors:
 - a. Louise Ascah- Chairperson/Communications & Social Media/Community Spaces Committee
 - b. Don Francis- Vice-Chair/Architectural Controls Committee Lead
 - c. Heather Harris- Treasurer/Community Spaces Committee Lead
 - d. George Canyon- Director/Water Committee Lead
 - e. Matt Secord- Director/Life Cycle Committee
 - f. Paul Taylor- Secretary /Life Cycle Committee Lead
- 3) Quorum and Proof of Notice of Meeting:
 - a. Quorum- 17 proxies and 79 registered participants; at the time of the meeting there were 62 participants.
 - b. Proof of Notice of Meeting:
 - i. E-mail and Facebook posts- June 24th, 2020
 - ii. Door Drop of AGM package- June 25th, 2020.
- 4) Approval of the Agenda- No objections.
- 5) Approval of the 2019 AGM Minutes- No errors or exceptions noted, so minutes were accepted as presented.
- 6) Councillor Larry Spilak- Louise read Larry's comments- copy attached to these minutes. They included:
 - a. Aldersyde- Water license & storage reservoir
 - b. Mill rate increase
 - c. Traffic circle entry into Heritage Lake Community
 - d. Cannabis Operations
 - e. Development & building permits
 - f. CMRB and Calgary Regional Board
 - g. Dunbow Recreation Board- local pathway system
- 7) Infrastructure- Capital Improvement Projects 2019/2020:
 - a. Renovation of Lake House reception and kitchen spaces- Completed

- b. Lake House interior and exterior painting- Completed
 - i. The renovations and painting were at a combined cost of \$33,500.
 - c. Parking lot replacement- Completed, at a cost of \$112,000.
 - d. Security system upgrade- Completed, at a cost of \$59,000.
 - e. Lake House roof & gutters replacement- Scheduled for September, 2020, at an estimated cost of \$25,000.
 - f. Upper Lake fountain replacement- Scheduled for mid-summer 2020, at an estimated cost of \$9,000.
 - g. Aeration system diffuser replacements- Scheduled for summer, 2020, at an estimated cost of \$4500.
 - h. Stain and replace floats for lake stationary dock- Scheduled for Fall, 2020, at an estimated cost of \$3,000.
- 8) Fish Stocking and Lake Health:
- a. 500 Brook trout were introduced in April.
 - b. 500 Rainbow trout are coming this Fall.
 - c. Since the government stopped testing the lakes for e-coli, etc., the LAHPOA has contracted the testing to a private agency. So far, there have been no negative reports of any contaminants in the water.
- 9) Formation of a Playground Fundraising Committee:
- a. Objective of the committee is to rebuild the Isle playground in 2021/2022 and plan ahead for more playground development.
 - b. A committee of interested residents is being formed to develop a fundraising plan and liaise with the Life Cycle committee. Any interested residents are encouraged to participate.
- 10) Community Partnerships:
- a. A special shout out was given to our community partners, without whose support a lot of the community events would not be possible.
 - b. These organizations include:
 - i. Stockman's Restaurant & Lounge
 - ii. The Willow Spa & Coffee Bar
 - iii. Michael Niemans, Remax Realty
 - iv. Chinook Microsoft Store
 - v. Dunbow Recreation Board
 - vi. ATB Financial
 - vii. Brittany Zimmerman, Royal LePage Solutions
 - viii. Soft Rock 97.7
 - ix. Foothills County
 - x. Corix Utilities
- 11) Financial Results- Presented by Heather Harris, Treasurer
- a. Fee collection status- 3 residents outstanding

- b. Explanation of Operating funds versus Reserve fund contributions
- c. Three years of revenue:
 - i. 2018 Actual- \$718,283
 - ii. 2019 Actual- \$765,874
 - iii. 2020 Budget- \$766,714
- d. Three years of operating expenses:
 - i. 2018 Actual- \$596,077
 - ii. 2019 Actual- \$602,518
 - iii. 2020 Budget- \$639,790
- e. 2020 Expense Budget- \$639,790 (details contained in slide deck)
- f. 2019 Reserve Fund draws- Budget \$223,290; Actual \$289,840
 - i. Major overages- Reception and Kitchen- \$17,000 underestimated; Parking Lot- \$57,000 due to hidden aquifer that had to be remediated; other planned expenses were deferred to future years.
- g. 2020 Reserve Fund draw- Original plan- \$113,800; Projects deferred- \$65,000; Revised total \$48,800.
- h. Reserve Fund Balance:
 - i. Opening balance- \$209,617
 - ii. Reserve contribution- \$124,289
 - iii. 2020 Reserve draw- \$48,800
 - iv. Interest on Reserve- \$ 3,800
 - v. Budget ending balance- \$288,906

12) Election of Board of Directors for 2020-2021 Term:

- a. Due to the nature of this year's AGM, the voting for the upcoming Board was done electronically and remotely via the VotingPlace App. There were 10 candidates who put their names forward for the 7 positions on the Board.
- b. The candidates elected were:
 - George Canyon
 - Carey Donkervoort
 - Brent Fraser
 - Glenn Ruskin
 - Jo Scott
 - Matthew Secord
 - Paul Taylor

Adjournment: 7:05 p.m. MDT

Councillor Larry Spilak
Division 6, Foothills County
Presentation to the LAHPOA AGM 2020

1. Aldersyde – presently we are transferring more Water Licences into Aldersyde and finalizing the design and approvals for the storage reservoir. As well we are going to tender on the river intake to have it built this year with the water treatment plant and reservoir next year. The completion of this project will increase our industrial base which should lead to stabilizing and even lowering residential taxes.
2. There was a zero-tax increase from the County for this year however due to the increase in RCMP and school Board costs imposed by the provincial government the mill rate needed to be increased by 1.8 %.
3. Council has accepted the traffic circles off Dunbow Rd. as a future project but there has been no approval to proceed with design and construction. We are hopeful the new infrastructure dollars the province has initiated to kick start the economy could be used to fund it.
4. We have had very little pressure to approve cannabis grow operations and none on the retail side.
5. Subdivision has been slow but Development permits and Building permits have not decreased. In fact, Building Permits are ahead of last year.
6. CMRB [Calgary Metropolitan Regional Growth plan] has been very active and although we had hoped the Province would put the CMRB on hold that has not happened. The Growth Management Plan and the Servicing Plan are being worked on. Other than this, we continue to have ongoing discussions with the Calgary Regional Board to try to retain our autonomy as a County and there has not been any major applications for development.
7. The Dunbow Recreation Board continues to work towards a pathway system for our area. The plan is to begin at the Heritage Heights school and go east to the river bottom. It will then follow the river bottom going west under the bridge. At that point we are trying to find the right location to go South to the Heritage Golf properties and then further west to the Lake properties. Also, from the river bottom it would go north to the city. Currently there is an engineering study to evaluate the best route to take and the cost. If anyone is interested in joining this committee, please contact me.
8. If you have any comments or questions on any of these or any other topics, please contact me at any time.

Thank you for taking the time to listen and please stay safe.

Larry

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