



LAHPOA Board of Directors
Meeting Minutes
Monday, August 25, 2025
7:00pm Lake House @ LAHP

Directors: Rick Gallant Glenn Ruskin Brent Fraser
 Kerry Guy Ryan McKimmie Carlos Soares

Regrets: Jo Scott

Guests: Les Turner, Community Manager

1. Welcome and Call to Order

Rick welcomed everyone and called the meeting to order at 7:00pm.
Jo sends her regrets.

2. Approval of August Board Meeting Agenda

Additions: None

Motion: Glenn moved to accept the meeting agenda as presented. Seconded by Ryan. Motion carried.

3. Approval of previous Board Meeting Minutes

Amendments: None

Motion: Ryan moved to accept the July meeting minutes as presented. Seconded by Brent. Motion carried.

4. Business Arising from Previous Meetings (if not addressed within the Committee Reports)

4.1 Heritage Isle Drainage

Rick and Brent reviewed the Badke topographical survey and agreed that raising the elevation of the pathway by 2-3 inches and incorporating a trough drain was the best solution to resolve the pathway flooding issue. Some local topdressing with topsoil would also help minimize water pooling and encourage drainage down the overland drainage swale.

Subsequent discussions with homeowners in the area resulted in a commitment to ensure landscaping around the pathway would be modified to ensure water drains down the drainage easement and not into back yards.

Action Item: Work to commence before month end. Brent to coordinate with contractors to install a trough drain and raise the level of the pathway with 2-3 inches of asphalt. Once the pathway work is complete, Summit has been engaged to lower the elevation of the turf in the immediate area to facilitate drainage down the swale.

4.2 Dog Walker PSA

The following PSA was circulated to all LAHP residents, via our social media and email accounts on July 30.



Responsible Pet Ownership within the Lake at Heritage Pointe

To ensure your dog is a positive addition to our community, please follow these guidelines:

Where to exercise your dog:

- Dogs may be exercised anywhere in the community except within the fenced confines of the Lake House beach and park area or on the lake/upper pond ice.
- Dogs are not allowed on personal or community-owned paddleboards.

Keep your dogs leashed.

- There are no off-leash areas within our community, including the Upper Pond Park, the berm and Heritage Pointe Athletic Fields.
- Dogs in your front yard are to be leashed, as they have been known to charge pedestrians, bike riders and other dogs.

Pick up after your dog:

- It is your responsibility to pick up after your dog both as a matter of courtesy and as mandated under county bylaws.
- Please dispose of the bag in a proper waste receptacle.
- If you are walking past a home that has a "no pooping/peeing" sign, please respect your neighbour's wishes. If your dog really "has to go", have them go on the boulevard grass rather than a homeowner's lawn.

Lost Pets:

- Lost, or found, pets can be posted on the Heritage Pointe Residents' Facebook page. Any postings on community waste bins or mailboxes will be removed.

Control their Barking:

- Barking dogs are an annoyance, especially if they are in your backyard and you are not at home.

Enforcement:

- Foothills County is the local enforcement agency for animal control, through the Responsible Dog Ownership Bylaw 15/2019. The LAHPOA has no enforcement authority.
- Report any concerns directly to Foothills County by calling: **403-603-6300**

We thank you for being a responsible pet owner!

4.3 Isle Zipline

Rick continues to lockout the zipline every day at 9pm and re-open it at 8am the next morning.

Action Item: Rick will work with Ryan, who has volunteered to assist with the locking/unlocking of the zipline when Rick is unable to.

5 Reports

5.1 Community Manager's Report – Les

a. **Benches and Picnic Table Refurbishment:** Two picnic tables and 5 benches were repainted/stained at the Lake House beach. Before the end of October, we hope to be able to sand and stain the remaining table and benches located at the Lake House beach, Upper Pond and North Dock playground.

b. **Foothills County:**

- i. Toured the berm with county staff to review the dead and dying trees in need of attention. No clear direction from the County as to what trees that they may prune and/or remove.
- ii. Working with county staff to ensure the two trees taken out by the vehicular incident on August 13 are replaced.
- iii. Working with county staff to coordinate road repairs and lowering the Bluestem water valves which are protruding from the roadways.

c. **Bluestem:** A number of residential water shut-off valves are extending above the sidewalks causing tripping hazards. These could also cause damage or be damaged by sidewalk snow removal equipment.

Action Item: Les to contact BlueStem and ask them to lower all of these water shut-off valves before the snow flies.

d. Seasonal:

- i. Lake House Team: Steady as it goes, when it's not raining. Programs offered over the last month included:
 - Wine & Paint Night: August 6, light attendance
 - Luau and Campfire: July 26, lighter attendance than anticipated due to cooler weather.
 - Kids Day: August 9, great attendance. Kids enjoyed the water fight against the staff.
 - Ice Cream Sundae Sunday: August 24, to celebrate the "almost" end of summer. 22 dozen servings of ice cream were provided to a large gathering of appreciative residents and guests.
 - Summer Camps: concluded on August 15. 61 campers attended 5 weeks of programs. Lots of fun for everyone. Financially, the program broke even with registration fees covering staff and program costs.

The YE send-off of the Lake House staff was held on August 22. Staff have now started to depart to their universities and colleges. We remain fully staffed until closing on Monday, September 1. Exit interviews are taking place with all staff prior to their departure.

- ii. Turf Team: Reduced hours due to rain. Tamsin has resigned due to school commitments. Luc's last day was Friday, August 22. As of August 25, we will be down to one staff person on the Turf Team.

Mowing has been difficult with the standing water and thick grass, causing windrows with the clippings. We are doing our best to mulch but are also hand raking and removing piles of clippings where/when we can.

- iii. Gardening Team:
 - Mary and Jess are busy with garden maintenance and minor pruning, with a focus on clearing the willows on the upper pond.
 - With Tamsin's departure, Jess has moved onto the Turf Team and is assisting Luc with the mowing and trimming.
 - Two cubic meters of loam were used to fill in tree depressions and level low spots. More to be done in 2026.
 - With the assistance of the Turf Team, 5 cubic yards of river rock were strategically placed along the upper pond creek.
 - Mary will be away from August 22 for 5 weeks, returning the last week of September to pull plants and install our Fall displays.
- iv. Herbicide/Fertilizer: Herbicide application to the curbs and fields was completed on August 6. Coupled with the rain, the grass is growing at an accelerated rate. The curb herbicide application was not as successful as desired due to rain that followed the application.

Due to rain and storm water run off, the herbicide application completed on August 6 will be re-done By Nutrilawn on August 28.

v. Arbor Care:

- Ten stumps around the community were ground down on August 16. These areas will be seeded with grass seed in September.
- 3-4 new trees are scheduled to be planted in September with funding through the Reserve Fund budget.
- A grove of crab apple trees, located on the Isle, are scheduled to be pruned in September.
- Planning for 2026 has commenced.

vi. Irrigation:

- Irrigation system was turned off for almost 4 weeks due to heavy rain. The system was re-activated on August 18 and plans are to run it until the end of September to try and reduce the lake level before the irrigation system is turned off and blown out the last week of September.
- Surface water on the sport court and parking lot was determined to be ground water overflow and not an irrigation leak. The calcium in the ground water has stained the sport court.
- Remediation to the north Isle irrigation is underway and is scheduled to be completed in September.
- Planning for 2026 has commenced.

vii. Maintenance:

- One of the urinals in the Lake House basement washroom required a rebuild of the solenoid valve.
- The beach shower will be re-built over the winter, using spring activated valves to reduce wasted water and erosion of the sand when the showers are left on.
- When repairing three aeration compressors that required new capacitors, it was deemed more efficient to replace two compressors now rather than wait until Spring 2026 (one compressor was seized and the other had a connecting rod ready to fail). We will identify/tag the two new compressors so that they are not overhauled in the Spring. This work will be completed before month end.
- Aeration vault sump pump discharge to be repaired before month end.
- Kubota mowers received their 200-hour service on August 25.
- The high-water level stretched anchor chain on the floating dock to the point where it broke. The old, rusty chain was replaced with a new 20' zinc coated chain. Special thanks to our friends at the Dive Shop for assisting us with the replacement of the chain.
- A rebuild of the NW retaining wall at the Lake House beach is estimated to be \$9,000. This is a non-budgeted item but we would like to get it done in 2025. The wall is not in imminent danger of collapsing but will eventually require repairs. Summit PMG has the capacity to perform this work in Fall 2025.

Motion: Rick moved to allocate \$9,000 from the Reserve Fund to repair the retaining wall in Fall 2025. Seconded by Ryan. Approved.

5.2 Treasurer's Report - Ryan

- a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.
- b. **July Financial Statements:** Circulated under separate email. No questions or concerns raised.
- c. **2025 HOA Fees:** Our collection agent, Bridgeland Law, has received final payment from the homeowner who had yet to pay their 2025 HOA Fees. The homeowner has expressed concern regarding how we, and our collection agent communicate via Canada Post. They have also expressed concern over the fees charged by our collection agent.
- d. **Disposal of Decommissioned Assets:** The last of the decommissioned playgrounds was sold in mid-August for \$350.

5.3 Hamlet of Heritage Pointe Collaboration Group – Rick
Nothing to report

5.4 IT + Communications – Jo
Nothing to report

5.5 Programs and Events

- a. **Food Trucks:** Food trucks continue to be scheduled every second Wednesday. Support for this initiative appears steady enough that the vendors (food trucks) continue to participate.
- b. **Golf Tournament:** The 3rd annual golf tournament is scheduled for Thursday, September 18 at the Turner Valley Golf Club. Deadline for registrations is August 29.
- c. **Charitable Donations:** We are pleased to announce that \$1,518 was donated to the Foothills Fire Fighter's Benevolent Society and \$1,115 donated to the Okotoks Food Bank.



d. **Happy Hour:**

There was a vehicular incident on the Drive following the August 13 Mai Tai Workshop hosted by the LAHP. The driver involved in the incident was a community resident on his way home from the event.

Shortly after 10pm, the resident left the Lake House, without the knowledge of the program volunteers, and attempted to drive home. Driving NE on the Drive, the driver took out a light pole and a tree before clipping a second tree and coming to rest in the middle of the Drive.

Residents living nearby, and the driver, called the RCMP. The RCMP attended in quick fashion and administered a breathalyzer. Persons involved confirmed that the resident was intoxicated and blew over 0.08% and was dealt with accordingly by the RCMP. Fortis attended and disconnected the light pole and power. The Fire Department attended and did a sweep of the ravine to ensure no one was ejected over the guard rail. No one was hurt, but the car was totalled and towed away.

We are working with the County and Fortis to get the trees and power pole replaced at the driver's expense.

As this incident involved a participant in one of our programs, a meeting was held with the primary program volunteer. While the primary volunteer was sober, and responsible for making sure everyone had safe transportation home, the driver stepped out when our program lead, and other volunteers, were distracted.

Discussion:

- Is hosting alcohol related programs worth the associated risk?
- If so, what measures could/should we adopt for future events?
- If not, which programs are allowed, which ones are not?

Motion: Rick moved to immediately implement the proposed Event Hosting Agreement and Event Attendee Waiver and Release of Liability Form. Should volunteers wish to continue to offer alcohol-related events, these forms must be implemented as part of the event protocol. Seconded by Glenn. Carried.

5.6 Safety and Security:

a. **CCTV Cameras:**

The five (5) new Axis CCTV cameras located around the Lake House have stopped working. A call in to GateWorks determined that the preliminary 6-month licensing had expired resulting in the shutdown of the cameras.

When the original 6 cameras for the entrances and the garage were purchased through Convergent, 16 licenses were purchased. It appears that the purchase of the 5 new Axis cameras through GateWorks did not get assigned to our initial licensing.

We are working with Axis and GateWorks to get the cameras operational as soon as possible.

5.7 Architectural Guidelines – Brent

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|----|-------------|--|--|
| a. | 48 HL Drive | Overgrown vegetation on shoreline | Homeowner asked to remove/trim willows on their shoreline. A similar request was made in 2023 |
| b. | 97 HL Drive | Resident constructed a structure, to be used for a hot tub shelter. No pre-application was submitted and no approvals provided. Structure does not meet community architectural standards. | The homeowner has been asked to remove this structure and reminded of the community's processes to seek pre-approvals on architectural changes.

Homeowner has requested a meeting with the AC&LG committee. |
| c. | 28 HL Blvd | Resident installed a sauna on their property, near the shoreline.

No pre-application was submitted for this structure. | Working with the homeowner to seek an acceptable location closer to the house and further away from the shoreline, and to complete the requisite approval process. |
| d. | 40 HL Mews | Resident painted their exterior property without seeking prior approvals. | The homeowner has been reminded that major architectural changes require pre-approval from the LAHPOA. |
| e. | 40 HL Mews | Request to put in a polyresin shed behind the garage and beside the house. | Pending submission of architectural request and neighbours Statutory Declarations. |
| f. | 140 HL Blvd | Request to install a tall fence in the rear yard to keep the deer from eating their plants. | Request denied and suggested that alternative measures, such as motion activated sprinklers be used. |

5.8 Water Committee – Glenn Ruskin

Highlights from the August 19 Water Committee meeting are as follows:

a. Muskrat Management:

The trap is in storage and ready to be deployed once/if we receive reports of any unwanted rodents. Any reports of rodents to be reported to the office. Signs of a mink

at the north end of the lake are not of concern as minks assist with mice/vole eradication.

b. Aeration Diffusers:

All diffusers have been repaired and are operational as of August 14. Next year we will have the scuba divers assist with pulling the diffusers off the bottom, rather than using the grappling hook.

c. Prussian Carp

No black minnows have been caught for verification. No reports of any Prussian Carp caught and disposed of. Ryan purchased a minnow bait/net to assist in the trapping and identification of the black minnows. Smoky Trout has identified the minnows as fathead or stickleback minnows. No Prussian Carp minnows were identified.

d. Aeration Compressor Vault

We are still waiting on parts to repair all aeration compressors and the ground water discharge pipe (sump pump). For now, the temporary sump pump is working as intended. The compressors and sump pump drainage should be repaired by end of month.

e. Observation of Lake Water parameters

i. 2025 Lake Levels:

29 May	1 June	12 June	22 June	7 July	22 July	29 July	13 Aug	19 Aug
329mm	342mm	322mm	485mm	440mm	610mm	655mm	634mm	614mm

The heavy rains since July 13 have resulted in lake levels reaching our highest level since we started tracking the water levels in 2017.

ii. 2025 Water Temperature: readings taken at various locations and depths.
Average temperature provided

1 May	15 May	2 June	15 June	27 June	15 July	22 July	12 Aug	25 Aug
12.0C	13.2C	19C	20.2C	18.8C	19.6C	18.8C	22.1C	21.6C

iii. 2025 Oxygen Levels:

21 Feb	24 Mar	15 Apr	15 June	18 July	July 22	12 Aug	25 Aug
7.6ppm	5.4ppm	11.5ppm	10.8ppm	8.4ppm	6.5ppm	8.2ppm	8.2ppm

Smoky Trout advises that it is common for oxygen levels to drop after a significant rain fall.

iv. Turbidity:

1 May	15 May	12 June	27 June	15 July	12 Aug
24'	Too choppy	21'	15'	14.5'	10'

v. Enterococcus (w/ less than 1280CCE deemed to be acceptable)

2 June	9 June	16 June	23 June	30 June	14 July	24 July	28 July	11 Aug
1437	1479	1278	446	443	1318	0	115	98

High readings are anticipated following rainstorms, especially where waterfowl are present.

vi. pH

1 May	15 May	12 June	27 June	15 July	14 Aug
8.25	8.70	8.90	8.96	9.00	8.96

f. Fish Kill:

We are starting to see some fish kill in the lake. Not clear if are these fish dying from warm water, age, poor catch and release practices or disease. Will. Continue to monitor the situation.

g. Application of Biologics:

We continue to treat the algae, as per Smoky Trout's updated prescription plan. Even with a 30% increase to our lake treatment budget in 2025, we are still seeing filamentous algae accumulations.

A recent picture of the shoreline algae was sent to Smoky Trout for comment. Max's response is as follows. The first paragraph focuses on the current status, and the second paragraph suggests how we could move forward in Spring 2026.

That filamentous algae along the shoreline is pretty much impossible to completely prevent, all you can do is keep it to a low level like this (while residents think this amount in the pics is a lot, it's really a very low level considering the environment. Lawn fertilizer, goose poop, grass clippings etc. combined with warm water and sunlight almost all day is a recipe for algae growth. If you ask them to stop fertilizing, they likely won't, or they will do it late at night on the down low! The only way around it is the Think Purity Algaecide and Pondzilla, spraying to kill it.

You can do heavier treatments, or more frequent. The best thing is to catch it very early on in the growth cycle before it develops into the thicker floating mats. If you can catch it when its still growing on the bottom, you will get more mileage out of the products.

The level of copper you are using now is still very low so you could definitely bump the amount of those two products (Think Purity and Pondzilla) up a fair bit with not a lot of increase in cost (\$1600 would double the amount you are using now).

It is likely that the heavy rainfall this year has washed a lot of fertilizer and other nutrients into the lake, which promotes algae growth.

Les treated the heavy algae with a concentrated topical application.

Action Item: Continue to keep Smoky Trout engaged.

Action Item: The lake treatment budget will be increased for 2026, based on Smoky Trout's recommendation.

6.0 New Business

No new Business

7.0 In Camera

8.0 Board Meeting

Monday, September 29

Lifecycle Meeting:

Monday, September 8

9.0 Adjournment

Rick adjourned the meeting at 8:47pm.