

LAHPOA Board of Directors Meeting Minutes April 19, 2017 at the Lake House

In attendance: Louise Ascah Don Francis Bryan Dozzi Brett Oliver
 Heather Harris Don Waldorf Glenn Ruskin

Absent: Mark O'Henly

1. Call to order at 7:05 pm.
 - a. Approval of March 13th meeting minutes motioned by Don F and seconded by Glenn
 - b. Approval of agenda motioned by Bryan and seconded by Don. Don added one item.
2. Financial Update (See Treasurer's Report)
 - a. March and YTD results presented. March was ` \$10,500 under our budget expense forecast. Heather would like to adjust budget timing on several items to better reflect expected timing expenditures.
 - b. Motion to repay ATB loan unanimously approved by the Board
 - c. Audit of 2016 Finances:
 - i. Audit by KMSS is almost complete.
 - ii. Kenway Mack has been engaged to prepare the tax return for 2016, and go-forward. KM has now filed the 2015 return which was not previously filed.
 - iii. Several process changes as a 'Non Profit' were brought up by Heather (capitalization policy, invoice approval/cheque signing, and credit card reconciliation)
3. Legal (Richard John @ Bridgeland Law)
 - a. Edwards' delinquent account has been cleared. Back fees and 2017 fees have been paid including interest and community's legal fees.
 - b. 2017 fees for 14 households still outstanding. Motion to have counsel issue letters to said residents approved unanimously by the Board.
 - c. Several items are under legal review:
 - i. LAHPOA welcome package
 - ii. Draft bylaw changes – Louise and Heather to meet with Richard on April 24th to review
4. Community Manager's Report (refer to monthly Community Manager's Report)
 - a. Some of the summer staff will be starting May 1st.
 - b. CFEP grant of \$10K not approved by government for aeration system replacement. Louise questioned whether we should move the installation above ground. Corix may be convinced to donate shed in east ravine for this purpose (Don F to ask Corix about this). Issue will be discussed with Water Committee when Pond Pro does a site visit to quote the system.
 - c. 2017 lake chemical treatment program will again be supplied by Smokey Trout Farms. Pricing is the same as last year, and chemicals should be on hand shortly to start treatments in early May.
 - d. Corix ERP will be distributed by Louise for Board review. LAHPOA was not involved in process which proposes to use lake as source water, but has this community low on the priority list.
 - i. Don to check on ERP involvement of other lake communities.
 - ii. Should a sub-committee on the Water Committee be set up to review/address the ERP.
 - e. Community Manager and Property Manager job descriptions were distributed to Board, but not discussed.
 - f. Pinehurst and Ravine associations have been approached about Universal Cart Program participation, and landscaping in the case of Pinehurst.
 - g. Application will be made to Dunbow Recreation Board for funding of six canoes and/or replacement of playground equipment.
 - h. The April 16th Easter Egg Hunt was a great success, and the Aug 6th Open Air Cinema event is shaping up to be our Canada 150 event.
5. General
 - a. 2017 AGM Package (June 5th, Carmoney Golf Club)
 - i. Board discussed key messages for presentation:
 1. Infrastructure improvements
 2. Increase in events/activities
 3. Three stream collection and move to bi-weekly garbage pick-up

4. Whirling disease and fish stocking issues
 5. Grant applications
 6. Fee increases
 - ii. Community Bylaws (and Lake & Open Area Rules & Regulations)
 1. Will provide revised version(s) and direct community to website for original versions.
 2. Revised schedules of Bylaws will also be provided.
 - b. Lakehouse Repairs (CFEP grant extended to August, 2017)
 - i. Don has tried contacting two companies to manage and execute the repairs, and is waiting on responses. May try to contact Rock Creek as well.
 - ii. The front stairs will need to be brought up to code.
 - c. Completion of Garage
 - i. Don send a blunt e-mail to PLANiT on April 11th to get the last items on the garage completed, and express our concerns about foundation stability in light of the power meter fire resulting from ground settlement.
 - ii. Painting has started, and asphalt repairs should happen shortly.
 - d. Spring Fish Stocking Program
 - i. We are likely not going to receive our fish license this year. If not then our deposit at Smokey will be used for the 2017 chemical treatment program.
 - e. Toyota Tundra 4X2 crew cab delivery is expected soon. Don will order to LAHPOA decals. Insurance will be \$1288/year, and lease rate for 48 months is \$499/month including taxes.
 - f. Mowing of Berms
 - i. MD agreed to pay for complete mowing twice a year (cost ~\$1750/event)
 - ii. MD has also agreed to pay for 50% of costs if Association needs it done more often.
6. Meeting concluded and adjourned at 9:30 pm.
 7. Next meeting scheduled for Wednesday May 17, 2017 at 7:00 pm.