



**LAHPOA Board of Directors
Meeting Minutes**
Monday, January 26, 2026
7:00pm Lake House @ LAHP

Directors: Rick Gallant Glenn Ruskin Brent Fraser
 Kerry Guy Ryan McKimmie Jo Scott

Guests: Les Turner, Community Manager

Regrets: Carlos Soares

1. Welcome and Call to Order

Rick welcomed everyone and called the meeting to order at 7:00pm.

2. Approval of January Board Meeting Agenda

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

3. Approval of December Board Meeting Minutes

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

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

No Business Arising.

5. Reports

a. Community Manager's Report – Les

i. Lake House:

- Bookings: The Lake House continues to be well utilized with rentals and programs. For January, we have 6 rentals and 5 programs on the books. Due to booking conflicts, there were also a few requests we could not accommodate. Looking ahead, we have 5 rentals already booked for February and are taking bookings out to July 2026.
- Deep Clean: Contract cleaners have completed the bi-annual deep clean of the Lake House.

ii. Christmas Decorations: All Christmas decorations and lights have been removed and placed in the garage. As time permits, the lights are being tested, re-furbished, and sorted and the figurines are being dismantled prior to storage.

iii. Winter Recreation on the Lake:

- Skating: Seasonal temperatures have allowed for great use of the skating surfaces. Rick continues to clear and flood the skating surfaces. Unfortunately, warm Chinook weather mid-January created un-skateable conditions for a few days.

- Ice Fishing: Based on the number of pylons on the ice, and booking requests for the equipment, ice fishing is a very popular.
 - Cross Country Skiing: We have only received one query about cross country ski track setting, confirming that this activity is not a priority for community residents.
- iv. Waste Removal: 55 black totes and 22 blue totes were ordered in September 2025. As of January 14, we have dispersed 48 black totes due to residents primarily reporting cracking down the back wall, which compromises the ability for the trucks to properly empty the totes. T&T reports that this cracking is consistent with the totes age and exposure to UV light.

An additional 30 black totes were ordered in January, at a cost of \$75/tote (\$2,250 total cost). We are carrying \$3,000 in the March Reserve Fund Budget, but the early order was deemed necessary due to faster depletion of inventory than expected.

In September 2025, there was no need for green (organic) totes identified but T&T is now advising that we do not have any spare green totes in stock. New 64-gallon green totes cost \$98/tote.

Motion: Rick moved to purchase 20 new 64-gallon green totes at a cost not to exceed \$2,000. Purchase to be funded the reserve fund.
Seconded by Jo. Motion carried.

- v. Database Reconciliation: The resident database, VizPin access, and waivers of liability have been updated. All hard copies of waivers, architectural applications, etc. have been filed.
- vi. Time Away: Les will be away from the community from March 21-28 but will be managing email while away.

b. Treasurer's Report - Ryan

Monthly Payables: Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper. Cut-off for the 2025 fiscal year occurred on January 15.

- i. December Financial Statements: Circulated under separate email. The balance sheet shows \$267,025 in the RF savings account at year end. However, this is overstated as the RF owes the Operating account \$7,040 for the waste bins that were purchased in September but not invoiced until January. This transfer will be completed in January.
Motion: Ryan moved to approve the December Financial Statements. Seconded by Jo. Motion carried.
- ii. 2026 HOA Fee Invoices: All 490 residents had their 2026 HOA fee packages delivered on January 24. Deadline for receipt of full payment is February 28, 2026. All payment reminder and late fee protocols will be followed.
- iii. Dunbow Recreation Board (DRB): An application has been prepared for the DRB, requesting support to purchase two new regulation sized soccer nets for the Heritage Pointe soccer pitch. With the pitch being used more every year, and the County looking to

increase its usage, we need higher quality nets. Costs range between \$576 (Kwik Goal) and \$304 (Marchants). The deadline for application is February 12.

Motion: Ryan moved to apply to the DRB, requesting funds to cover 50% of the cost of two new regulation sized, high quality soccer nets. Seconded by Kerry. Motion carried.

- iv. Fund Transfer: Due to a large YE balance in the Operating Account, Ryan's cash flow reflects the ability to transfer funds into the Reserve account.

Motion: Ryan moved to transfer \$50,000 from the Operating Account into the Reserve Fund account. Seconded by Jo. Motion carried.

c. Heritage Pointe Collaboration Group – Rick

- i. Wastewater Rate Regulation: Foothills Councillor Callister has informed the HPCG that Foothills County Council is supporting their initiative to have Bluestem's private wastewater rates regulated by the Alberta Utilities Commission. On January 14, Foothills County, Reeve Siewart submitted a letter to the Minister of Affordability and Utilities asking that wastewater rates for Hamlet of the Heritage Pointe communities be regulated.
- ii. Area Development:
 - Serenity III/IV: On January 6, approximately 60 residents from the HP Ravine HOA attended an Open House, at the Lake House, for the Serenity Phase III/IV development.
 - Heritage Views, a new development proposed SE of Heritage Crossing has booked the Lake House for a community engagement Open House. This Open House is booked for 7pm on February 4.

d. IT + Communications – Jo
Nothing to report

e. Programs and Events – Carlos

- i. New Years Eve Fireworks: Thanks to the generosity of two LAHP families, the community enjoyed an amazing fireworks display on New Year's Eve. Fireworks were set off from the middle of the lake, starting at 9:00pm. Many residents and guests enjoyed the fireworks with cheers emanating from around the lake.
- ii. Carlos and Les met to discuss the mandate of community programming and future programming. The following programs/ideas were discussed:
 - Easter: Sunday, April 5.
 - Show & Shine, June 6.
 - Stampede Breakfast: Saturday, July 4.
 - Summer Programming: 3-4 events organized over the summer by LH summer staff.
 - Outdoor Movie (proposed): We did not budget for this event in 2026, but we could approach the Foothills Fire Department Society as they may be interested in co-sponsoring.

Action Item: To move forward with planning an outdoor Movie in the Park with the Foothills Fire Department Society.

- Ice Cream/Concession sales: Proposed to sell single serve, pre-packaged ice cream and concession items out of a, yet to be created, Lake House concession.

Discussion: Concern with cash and inventory management and fridge and freezer space. Is there really a demand for this service? Extra responsibilities for Les and the staff conflict with more important priorities.

Action Item: Invite food trucks (eg: ice cream, novelties, etc) to park out front of the Lake House on occasional dates to provide concession services.

- Food Trucks: Proposing to augment the 2025 Food Truck offerings, by providing picnic tables and beer/cooler services in the SE corner of the parking lot.

Discussion: Concerns with parking, storage of picnic tables, liquor pro-serve, liability, licensing, cash/inventory management, etc.

Action Item: Invite participants to grab their meals from the Food Trucks and eat on the LH veranda or beach picnic tables.

Action Item: Rick to follow up with Carlos.

f. Safety and Security - Kerry

- i. GateWorks performed their semi-regular PM on the gates and CCTV cameras. No major issues were reported.
- ii. North Dock solar charging system: GateWorks has identified a potential issue with the North dock solar charging system. After longer stretches of overcast skies, we are noticing that the batteries cannot power the gate for extended periods of time, leading GW to believe that the two existing solar panels may not have the capacity to fully charge the batteries. Rick to conduct a daily monitoring program for a couple weeks to better understand the issue.
- iii. South Entrance Litter: Due to a recent occurrence of liquor and pop bottles being discarded at the south entrance, we are monitoring the area to try and identify who the offender is.

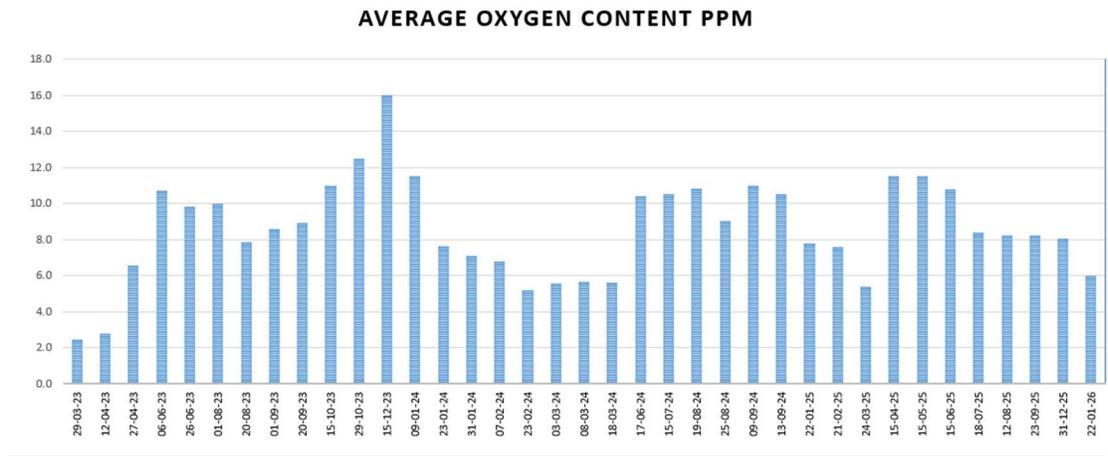
g. Architectural Guidelines – Brent

- i. Inquiry received from a homeowner looking to add solar panels to their roof.
- ii. Inquiry from homeowner at 76 HL Drive to replace exterior stonework. Statutory declarations from both neighbours received. Colors, style and material approved. Project approved.

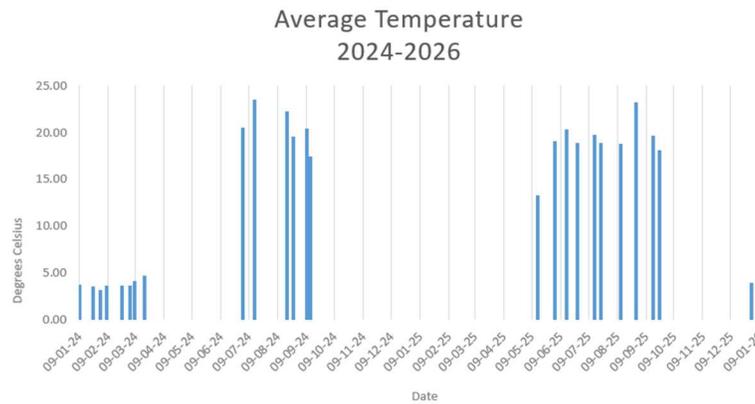
h. Water Committee – Glenn Ruskin

- i. **Migratory Bird Control Permit:** The annual application to control migratory birds (geese) during the spring nesting season, has been received from Environment Canada.
- ii. **Recreational Fish Culture License:** We have submitted our renewal to Alberta Environment, for the Recreational Fish Culture License. This license is renewed every 5 years, at a cost of \$100, and is a requirement through the provincial Water Act for lakes using the water for the culture of fish.
- iii. **New Years Day Ice Fishing Derby:** A successful day with 24 families participating. We believe that using three independent fishing zones this year increased the number of fish reeled in, with a total of 12 fish caught.
- iv. **Water Quality:**
Glenn has advised he will continue with monthly testing of water metrics.

– **Oxygen Content**



– **temperature:**



6. New Business
No new business

7. In Camera

8. Next Meeting(s): Monday, February 23
Tuesday, March 31

9. Adjournment:
Rick adjourned the meeting at 8:00pm.