



LAHPOA Board of Directors
Meeting Agenda and Reports
Monday, August 31, 2026
7:00pm Lake House @ LAHP

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

Guests: Councillor John Callister Les Turner

1. Welcome and Call to Order

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

2. Councillor John Callister, District 6 Foothills County

Rick introduced Councillor John Callister, councillor for Foothills County District 6

Information and topics of discussion were as follows:

2.1 Dunbow Road Traffic Circle:

- End of October is the revised completion date. Completion delayed due to utility construction challenges and weather.
- Detour in front of HL Blvd (LAHP entrance) will be removed once the construction is over.
- Drivers are having challenges navigating the detour due to its unique design.
- Landscape remediation will occur in Spring 2027.
- Current speed signs don't make sense and are very frustrating.
- After construction, speed limit will be 70 km/hr from Macleod Tr to the Highway 2 overpass.

2.2 HP Golf Course Traffic Circle:

- County will be hiring a consultant to start planning a traffic circle at the Dunbow Rd and HP golf course intersection.

2.3 Public Utilities Act

- Working to get the Public Utilities Act amended to have wastewater rates regulated.
- Environment Minister RJ Sigurdson is onboard with moving the amendment forward.

2.4 Municipal Development Plan:

- County planning to conduct a review of the MDP for the entire county, with a consultant to be hired to lead the process.
- Several public engagement sessions will be held.

2.5 Budget Review

- Due to the significant increase in taxes last year driven by increases in the provincial government's education levies, council will be reviewing the budget in November with an intent to manage cost growth.
- Public input will be solicited through a series of public hearings.

2.6 Bike/Footpath:

- Discussion about having all Heritage Pointe communities connected via a foot/bike bath.

2.7 HP Athletic Field:

- The previously approved recreation master plan was modified due to lack of funding.
- Are there plans to ever install the tennis courts originally planned in the HP Athletic Park?

2.8 Sign Posts

- County administration downgraded the replacement of architecturally approved sign posts for the community with no community input.
- The LAHP community replaced three county installed posts with new posts that are consistent with the community's architectural style. The LAHPOA paid for the posts and installation.
- The LAHP residents contribute significantly to the county tax base, and this county cost cutting initiative feels very parsimonious.

2.9 DeWinton vs Heritage Pointe

- Still a challenge with some software apps and delivery companies not recognizing the Hamlet of Heritage Pointe as a location. DeWinton remains as the default municipality in some of these apps.
- Is there a political avenue to ensure this change is made "globally", perhaps at the provincial government level?

Rick thanked councillor Callister for his attendance and he departed.

3. **Approval of August Board Meeting Agenda**

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

4. **Approval of July Board Meeting Minutes**

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

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

5.1 Street Signs:

The three signposts installed by the county were replaced on August 26 by LAHP volunteers and staff. Painting of legacy signposts planned over the next couple weeks.

5.2 WHMIS lake chemicals:

A WHMIS binder, complete with all MSDS data sheets, has been compiled – and reviewed. This binder is in the garage along with all the lake chemicals.

Action Item: Les to review MSDS data sheets and recommend any changes to our chemical application methodology or personal protective equipment.

6. **Reports**

6.1 Community Manager's Report – Les

a. **Team Building:**

- Ten of 12 summer staff participated in a summer YE celebration offsite on August 20. Funding for this outing were provided primarily through bottle recycling revenues, with the balance being funded through the professional development account.

b. Lake House Team:

- Seems to be busier than previous years, especially when the sun is shining.
- Summer Day Camps were very well attended and enjoyed by participants, parents and staff.
- A very successful Kids Day and Campfire program was offered on August 9.
- The Yoga on the Beach seemed like a great idea but was not well attended.
- Ice Cream Sundae Sunday was held on Sunday, August 23 with all ice cream donated by Foothills Creamery. About 100 servings of ice cream were dished out.
- The lake house will close for the season on Monday, September 7. With school starting on September 1, staff will work 5pm-8pm the first week of September.
- Senior staff are providing input into year-end staff exit interviews, reference letters and are reviewing the Orientation and Programming plans prior to next year.

c. Landscaping Team:

- Due to poor health, Mary, our head landscaper, has only been working approximately two shifts per month. Without a regular, onsite supervisor, we have certainly seen a decline in attention to detail.
- We are starting to lose some of our regular landscaping staff, as they return to school.

d. Gardening:

- A request for quotes to perform our Fall Gardening has been sent to five gardening companies; all who are familiar with the LAHP community.
- Last day for in-house garden maintenance will be Friday, September 4 with plans for a third-party company commencing fall gardening duties on September 8.

Action Item: Rick and Les to review the gardening quotes and select a vendor to take over gardening responsibilities effective September 8.

e. Turf Maintenance:

- The last day for in-house turf maintenance was Friday, August 28.
- Big Guns Property Management will commence fall turf maintenance on Monday, August 31.
- Turf maintenance will tentatively conclude for the season on Friday, October 9.

f. Arbor Care:

- We are still waiting on 2 quotes to replace 3 Towering Aspens from the Isle Playground and 1 Birch on the "S" curve.
- Somerset Tree Service has inspected our elm trees and does not recommend any elm scale treatment or pruning on our elm trees this year.

Action Item: Rick and Les to review the tree replacement quotes and select a vendor to replace the 4-5 dead trees.

g. Irrigation:

- All zones are now fully operational although it was a challenge getting all the issues addressed.

- Original irrigation blueprints have been updated, printed and laminated. Updated map to be installed in the garage.
- Future work includes repairing a few minor leaks and ensuring current programming is meeting our needs.

h. Repairs and Maintenance:

- Zero Turn Mower: Mower is back in operation after having the faulty crank sensor replaced. As this appears to be a design issue on the motor, a replacement part proved to be very difficult to obtain.
- Due to impact on our mowers, we will seek to always have at least one sensor in inventory.

i. Service Contracts:

- An RFQ has been developed for our 2027 Turf, Gardening and Maintenance service needs.

Action Item: The Board will monitor our Fall 2026 contractors who are providing our turf maintenance and gardening needs. The Board will monitor for performance and cost before deciding whether to go to tender for our 2027-28 turf and gardening needs.

Action Item: Les to distribute the Maintenance RFQ to select companies in September. If any Board members have any contractor recommendations, please let Les know.

j. Waste Management

- Our three-stream waste and recycling contract with T&T Waste Disposal expires on February 15, 2027.

Action Item: Before going to the open market, Les to obtain contract renewal pricing from T&T Waste Disposal, and report back to the Board.

k. Playground Inspection

All three playgrounds were inspected on August 28. During the inspection, several of the swing fasteners were “loose” and required tightening. It is recommended that this task become an annual task.

Action Item: Les to ensure our playgrounds are inspected on an annual basis.

l. Lake Community Managers Collaboration Group

- In July, Calgary and area lake communities were planning to meet to discuss water safety. After a review of the agenda for the meeting and what was deemed to be a very questionable effort to try to force all lake communities to agree with some recommendations proposed by the Mahogany HOA/Community manager, a decision was made to not have the LAHP participate in this meeting while expressing our concern with the agenda.
- At this meeting, attendees agreed that all lake communities would:
 - o Adopt a three-flag system, like the one promoted by the Calgary Fire Department (green – go, yellow – caution, red – no go).

- Utilize agreed upon communication templates meant to mitigate speculation and misinformation amongst all lake community residents.
- Appoint a spokesperson to represent all lake communities and to speak on behalf of all lake communities should a major incident arise.
- Agree on why lifeguards are not hired to monitor lakes in lake communities.
- The LAHP community manager responded to all lake communities, advising that its Board of Directors had not reviewed or approved these action items and requested that the LAHP be removed from future communications about collective agreements arising from the Collaboration Group.

Action Item: Les and Rick to monitor future agenda items, with meeting attendance based on our community's needs.

6.2 Treasurer's Report – Ryan

a. **Monthly Payables:**

- Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.

b. **Monthly Financial Statements:**

- Circulated under separate report.
- **Motion:** Ryan moves to accept the July financial statements as presented. Seconded by Brent. Carried.

c. **2027 Budgeting**

- Working with Les on the YE projections, required for 2027 budgeting.

6.3 Hamlet of Heritage Pointe Collaboration Group – Rick

a. Nothing to report.

6.4 IT + Communications – Jo

a. Nothing to report.

6.5 Programs and Events - Carlos

a. **Movie in the Park:**

- Met with sponsors on August 27 to finalize planning.
- Food Trucks onsite, starting at 6:30pm.
- FFD to operate the popcorn station.]]]]]]]All popcorn supplies have been purchased.
- Staff will be running games for the younger residents from 6:30-8:30pm.
- Builders will be handing out swag to participants.
- Lake House will be staffed, and open for washroom purposes.

b. **Food Trucks:**

- Future scheduling dependent on community support.

c. **4th Annual Community Golf Tournament:**

- Thursday, September 3 at the Turner Valley Golf Club.
- 28 golfers will participate in this event.

e. **Terry Fox Run:**

- Working with community volunteers to recruit a community-based team to participate in the Okotoks Terry Fox Run on Sunday, September 20.

6.6 Safety and Security - Kerry

- a. Board members confirmed that several residents had reported their homes being broken into the last weekend of August. No reports were filed with the LAHPOA office, nor have the RCMP reached out to view video footage. Apparently the RCMP knew who the offending party was and didn't feel they needed any information from the LAHP surveillance system.

6.7 Architectural Guidelines – Brent

- | | | | |
|----|------------|--|-------------|
| a. | 88 Blvd | Exterior Painting: colors submitted for approval. | Approved |
| b. | 233 Isle | Landscape renovations | Approved |
| c. | 29 Drive | Driveway Remediation: working with the owner on the remediation of their sunken driveway. Insurance company only wants to cover "patch repair".

Homeowner was advised that any repairs must match the rest of the driveway. | Information |
| d. | 29 Terrace | Fence Installation: along backyard, ensuring community fence standards are adhered to. | Approved |

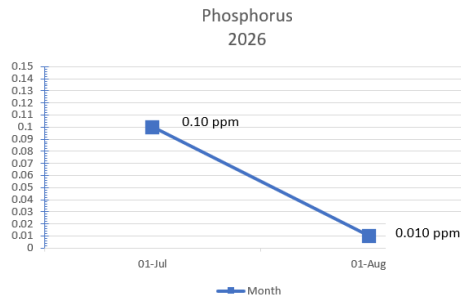
6.8 Water Committee – Glenn

Highlights and recommendations arising from the August 26 Water Committee meeting:

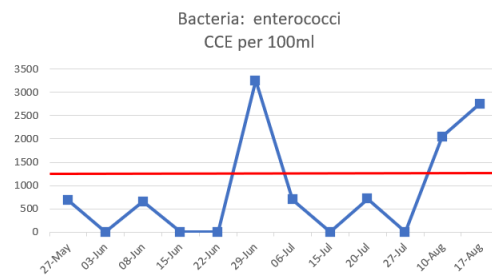
- a. Safety on the Lake: Water safety booth, presented by the YMCA, cancelled due to smoky atmosphere. No alternative date offered.
- b. Fishing Etiquette: Educational snippets continue to be posted on social media but evidence suggests some of the young anglers are still not following proper catch and release protocols.
- c. Private dock construction: Letters mailed to 8 residents who were identified as having the old blue Styrofoam blocks/floats. One resident has already commenced remediation.

- d. Algaecide Application: Proposed algaecide application equipment acquired, installed and tested on August 14. Very positive results.
- e. Bull Rushes: Bull rushes in the lake prevent erosion, and provide habitat/shelter for birds, and insects. They are also excellent for filtering and purifying water by removing pollutants and can absorb excess nutrients in the water, which helps prevent harmful algae blooms. If residents don't want bull rushes on their shoreline, they are welcome to remove them.
- f. Aeration System: No concerns. Plan to turn off the timers in mid-September.
- g. Fall fish stocking: Planning to schedule for the 3rd week of September, with a request for largest fish available.
- h. Waterfowl: Two adult loons and two chicks still present. Osprey and eagles are feasting on the fish.
- i. Fish Health: A resident reports catching "slimy" fish with minimal scales. A query to Max, with Smoky Trout, suggests the fish may be stressed due to overfishing, over playing the fish, or even exposure to water warmer than 20C.
- j. Observation of Lake Water parameters
 - Water Level:
 - Water Level: 10,000 m3 raw water received in late July leading to reduced water temperatures.
 - **Action Item:** Monitor water level as to whether we need another 10,000 m3 raw water in mid-September.
 - **Action Item:** Les to inquire as to when Bluestem will be shutting down their pump for the winter?
 - Level as of August 27, 2026 – 362mm

- Phosphorus:



- AHS Bacteria (enterococcus): the three readings exceeding 1280 CCE per 100ml were confirmed to not to be human bacteria. Unable to determine exact nature of the high readings. The last test date of the year will be Monday, August 31



- pH: Aug 14 - 8.95 middle of the lake and 8.58 at the north end.
- Turbidity: Aug 14 – visibility is consistently 15' at both the middle and north end of the lake.

5.9 Foothills County Liaison – Kerry Addressed in John Callister's report

7. New Business

8. In Camera Session

9. Next Meeting:

Monday, September 28

10. Adjournment

Rick adjourned the meeting at 8:45pm.