

LAHPOA Board of Directors
Meeting Minutes
Monday, September 29, 2025
7:00pm Lake House @ LAHP

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

Regrets: Carlos Soares

Guests: Les Turner, Community Manager

1. Welcome and Call to Order

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

2. Approval of September Board Meeting Agenda

Additions: County update by Kerry Guy under New Business

Motion: Glenn moved to accept the meeting agenda as amended. Seconded by Jo. Motion carried.

3. Approval of August Board Meeting Minutes

Amendments: None

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

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

4.1 Heritage Isle Drainage: The asphalt trench has been cut, the trough drain installed and asphalt overlaid. Prior to freeze up, we will be remediating the landscaping to improve drainage down the swale.

Action Item: Rick to meet with Summit PMG to discuss landscape remediation to address proper drainage.

4.2 Water Shut-off Valves: Bluestem advises that all protruding water shut-off valves will be repaired before mid-October.

4.3 Event Hosting Agreement: The new Event Hosting Agreement has been shared with the primary volunteers of the alcohol tasting events. All event organizers are reviewing and discussing whether they will, or will not, continue with hosting events where the primary focus is on alcohol tasting.

4.4 Zipline: The zipline continues to be locked out at 9pm every night and unlocked by 8am every morning.

With reports of late-night mischief at the zipline, the security camera has been re-activated. The mischief includes throwing the zip line saddle up over the zip line and apparently unlocking and then re-locking the zip line lock.

Ryan reminded a few older teens, who he found using the playground after hours, that the playground closes nightly at 9pm.

- 4.5 **Encumbrance Enforcement:** Bridgeland Law advises that items 2.3.3 through to 2.3.11 of our LAHPOA bylaws (<https://www.lahp.ca/communitybylaws>) and our Architectural Control and Landscape Guidelines registered as part of the *Restrictive Covenants and Easement Agreement*, which is registered against all lots within the community (filed with Land Titles on 23 January 2003), can be enforced as follows:

A Notice of Proposed Sanction/Demand should be sent prior to steps being taken, with the letter being clear regarding the steps that will be taken if no compliance is provided (i.e. sanctions/fines and/or seeking an injunction in the Court of King's Bench).

5.0 Reports

5.1 Community Manager's Report – Les

- a. **Benches and Picnic Table Refurbishment:** As time allows, Jess has been sanding and staining the upper pond and north dock benches and has already finished the outstanding lake house picnic table. We should have all benches and tables re-stained before winter.
- b. **Clean the Lake:** Scheduled for Saturday, October 18, with our partners from the Dive Shop. The LAHP will be thanking the Dive Shop volunteers with a BBQ. We anticipate hosting upwards of 30 volunteers from the Dive Shop.
- c. **Foothills County:**
 - i. The County spot treated the berm for thistle on September 10. Unfortunately this was far too late in the season to mitigate the release of a huge crop of new seeds onto the berm.
 - ii. Two trees on HL Drive were replaced mid-month. In the past, elm and ash were popular trees for municipal settings, but disease has the County now moving to replacing trees with oak trees.
- d. **Waste Management:**
 - i. The inventory of LAHP waste and recycling bins have been depleted and need to be replenished. The cost to replace the waste bins are \$75 per black bin and \$98 per blue bin. To replenish a 2–3-year supply, we would require 55 black bins and 22 blue bins, for a total cost of \$6,281.

As we are currently out of the LAHP labelled bins, T&T has been temporarily supplying us with their T&T labelled bins which need to be replaced.

Motion: Ryan moved to order 55 black bins and 22 blue bins, for a total cost of \$6,281. Seconded by Brent. Motion carried.

Current T&T labelled bins need to be replaced with the new LAHP labelled bins once the new bins have been delivered. We will continue to carry a line item in the 2026 Reserve Fund budget to ensure we have a sufficient inventory of new, LAHP labelled bins.

- e. **HOA/RA/Lake Community Networking Group:** The next meeting of the HOA/RA/Lake community networking group will be held on Wednesday, October 15 at Crystal Shores in Okotoks. Agenda to include discussion on the pros/cons/logistics of having lifeguards monitoring the swimming areas at private lake communities.

f. **Seasonal:**

- i. Turf Team: Jess and Mary continue as our seasonal employees. Focus is on working on watering the gardens/flowers, light maintenance, lawn mowing, trimming, fall displays and fall preparation. All work will be completed by October 10.
- ii. Herbicide/Fertilizer: NutriLawn returned to the community in early September to re-apply the herbicide on the HL Blvd curbs. Overall, the work performed by NutriLawn over the last 2 years has resulted in green, relatively weed free green spaces through the community.
- iii. Arbor Care:
 - 4 new larch trees were planted on the North Isle, and 1 new larch was planted in the field between the two Heritage Landing cul-de-sacs. We are doing manual watering to ensure these trees “take” before the ground freezes.
 - The crab apple grove on the Isle will be pruned in October, when all the apples have fallen off.
 - Les met with Somerset Tree Service to plan and build the preliminary budget for 2026. The recommendation to remediate the “S” curve on HL Blvd (SW of the 3-way stop and across from the large open field) will not be accepted.
 - Elm scale pricing for 2026 has yet to be received.
- iv. Irrigation:
 - Irrigation system Fall blowout commenced on September 22.
 - Two minor breaks and one broken sprinkler head repaired.
 - During the 2025 blowout, two gate valves have been identified as needing to be replaced in 2026 under the operating budget.

Action Item: Summit to enquire as to whether an air compressor can be booked for early/mid October, rather than late September, for next year?

- v. Maintenance:
 - The Kubota RXT 1100 is booked for seasonal maintenance from October 14-17 at High River Tractorland.
 - The Lake House furnace received its annual inspection in early September. No concerns were identified.

- The rebuild of the NW retaining wall at the Lake House beach is scheduled to be completed in October.
- The crushed aeration vault sump discharge pipe will be excavated and replaced with a strong conduit and new discharge pipe in October.
- The LH lower-level floor drains were flushed out as the sand accumulation was restricting drainage.
- The Sport Court striker plate malfunctioned and required maintenance to repair.
- The canoes, kayaks and lower-level lake house patio were pressure washed.
- The floating dock has been brought in for the winter. The anchor buoy's will be secured below the water surface to prevent damage and so as to not interfere with the skating surfaces.

5.2 Treasurer's Report - Ryan

a. **Monthly Payables:** Approved and signed month-end bank reconciliation prepared by the LAHPOA bookkeeper.

b. **August Financial Statements:** Circulated under separate email. No questions arising.

c. **2026 Budget:**

- i. The first draft of the 2026 Operating budget is close to being ready for review.
- ii. Members of the Reserve Fund Committee met on September 8 to prepare a first draft of the 2026 Reserve Fund Budget. Circulated separately. Rick reviewed the proposed Reserve Fund budget items planned for 2026 and a long-range outlook for 2027.

The lifecycle plan recommends the VFD pump electrical transformer be replaced as it is 25 years old. However, a review of the transformer by a qualified electrician was completed with all lugs tightened and fins cleaned. The electrician indicated the transformer was not in need of replacement but did recommend that the transformer be cleaned annually, which takes approximately one hour by a qualified electrician. In addition, breathable filters will be placed in the louvres to assist in keeping the organics from being sucked into the transformer.

5.3 Hamlet of Heritage Pointe Collaboration Group – Rick

Nothing to report

5.4 IT + Communications – Jo

We were informed of a resident trying to sell their community Gate Access card on Facebook Marketplace. The rationale was that the resident was disgruntled with the Board and management of the HOA. It was determined that the person attempting to sell their card was using a "troll" account and an attempt to connect with and identify the resident was unsuccessful.

Action Item: To request that the troll account be suspended from the Heritage Pointe Residents' Facebook page.

5.5 Programs and Events

- a. **Food Trucks:** Food trucks continue to be scheduled every second Wednesday.
- b. **Golf Tournament:** The 3rd annual golf tournament was held on Thursday, September 18 at the Turner Valley Golf Club with 20 golfers in attendance.

5.6 Safety and Security:

- a. We are waiting on delivery of the warranty replacement of the one damaged CCTV camera for the lake house.
- b. Gate Works was on site on September 23 performing their regular PM. The card reader at the North Dock "North" gate needs to be replaced – the Vizpin reader is still working properly.

Action Item: Les to confirm that GateWorks always has 2 card readers and two VizPin readers in stock.

5.7 Architectural Guidelines – Brent

a.	97 HL Drive	Planting of blue spruce trees along east fence. Request to build a kayak/SUP storage/shelter Installation of a clear dome structure Construction of non-approved deck structure completed without approval. Homeowner to submit construction materials used, location and dimensions which need to be reviewed by the AD&LG committee.	Approved with set back of 5' from the fence. Location to be determined prior to approvals provided. Location, construction materials, setbacks and dimensions to be provided prior to approvals provided.
b.	4 H Bay	Rear yard renovations to address drainage issues.	Approved
c.	28 HL Blvd	Requested to relocate sauna closer to the residence.	Pending. Rick will reach out again.

d.	1 HL Terrace	Request to install a 4' black chain link fence in rear yard.	Approved
e.	84 HL Drive	Driveway to be poured with gray rundle gravel and small shrubs to line the driveway.	Approved.
f.	177 H Isle	Request to paint exterior home and trim.	Approved
g.	104 HL Drive	Request to paint front exterior door.	Approved
h.	200 HL Drive	Pour a new concrete hot tub pad	Approved
i.	20 HL Close	Pour a new concrete hot tub pad	Approved
j.	24 HL Blvd	Requested to address unsightly shoreline and back yard	Compliance scheduled "shortly".
k.	152 HL Drive	Dock refurbishment.	Supported the removal and replacement of the homeowner's dock, which required new floats.
l.	240 HL Drive	Request to paint exterior home and trim	Approved
m.	84 HL Shores	Request to add additional river rock and junipers along shoreline	Approved.
n.	112 HL Shores	Notified by the new homeowners of their plans to paint the exterior of their property.	Les to reach out to seek completion of the Exterior Color worksheet.

5.8 Water Committee – Glenn Ruskin

Highlights from the September 23 Water Committee meeting are as follows:

a. Alberta Environment Water Withdrawal Report:

Water withdrawals from the Bow River under the terms of our Water Withdrawal Licenses are required to be reported to Alberta Environment. We are current with our reporting, up to and including August 2025. In 2025 we withdrew 25,570 m3.

b. Aeration Diffusers:

With the goal of establishing and maintaining water temperature stratification in the lake, the aeration diffusers were turned off for the better part of 4 weeks. Once the water

temperature reached an average temp of 20C, they were gradually turned back on. Since September 20, they have been operational 24/7 and will run until the lake starts to freeze over.

Smoky Trout and the members of the Water Committee support having the compressors on timers, whereby they only run during the cool, early morning hours during the summer months.

Based on research, Ryan suggests that the start/stop capacity of the compressors, the wear and tear on the compressors would be minimal.

Action Item: To seek a quote for the cost of putting the 6 compressor vault breakers on timers. Timers to be located in the electrical switch gear cage and not in the compressor vault.

Action Item: To budget for timers in the 2026 Reserve Fund budget.

Recommendation: To manage the lake water temperature by using cold raw water from the Bow River to bring down the water temperature. To do so would require us to manage lake levels with that in mind.

c. Aeration Compressor Vault

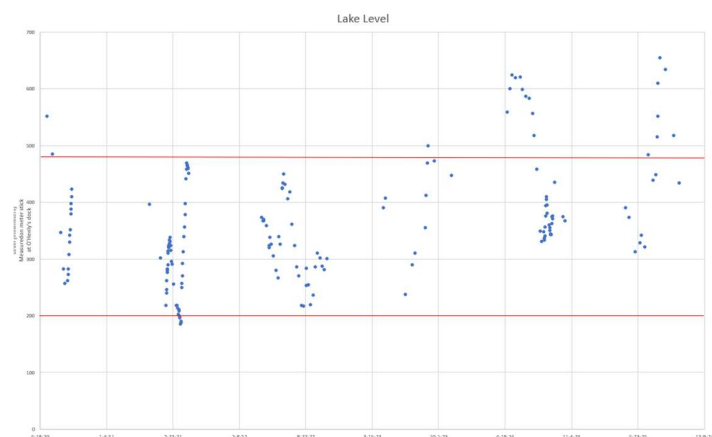
7 of the 9 aeration compressors are fully operational. The remaining two will be replaced in the Spring of 2026.

In October, the crushed pipe for the sump pump discharge will be excavated and a stronger conduit installed.

d. 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	8 Sept	23 Sept
329mm	342mm	322mm	485mm	440mm	610mm	655mm	634mm	518mm	434mm



To further draw down on the water level prior to winter, the irrigation system was activated to run full time from late August through to seasonal shut down (September 22).

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

15 May	2 June	15 June	27 June	15 July	22 July	12 Aug	29 Aug	23 Sept	29 Sept
13.2C	19C	20.2C	18.8C	19.6C	18.8C	18.7C	23.1C	18C	16C

The hot, dry weather experienced in August, resulted in an increase in water temperatures that created a stressful environment for the older trout. As a result, we collected 20 dead fish and heard from residents who disposed of another 6-12 dead fish.

A fishing ban was implemented during this time to eliminate any further stress on the fish.

Action Item: To implement an automatic fishing ban when the surface water temperature reaches 21C.

- iii. 2025 Oxygen Levels:

24 Mar	15 Apr	May	15 June	18 July	July 22	12 Aug	29 Aug	16 Sept
5.4ppm	11.5ppm		10.8ppm	8.4ppm	6.5ppm	8.2ppm		7.75ppm

- iv. Turbidity:

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

- v. 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

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

30 June	7 July	14 July	27 July	28 July	11 Aug	18 Aug	25 Aug	29 Aug
443		1318	0	115	98	0	35,580	1: 154 2: 0 3: 0

The reading from 25 August 2025, was deemed to be of sufficient concern to have AHS issue a warning to avoid swimming in the lake. As a result, the lake was closed to all residents and guests on August 28.

With the help of AHS in expediting processing, three subsequent samples were collected and analysed, with the results delivered late on 29 August. With two samples reflecting

“0” readings and the 3rd sample reflecting a reading of 154CCE, the swimming ban was lifted.

Results reflected that the elevated reading from August 25 was a faulty sample containing avian feces. Moving forward, AHS has recommended new procedures on how to capture composite water samples; this being from two locations along the beach – in 3 feet of water – and one off the main dock.

Action Item: To purchase hip waders to assist in the collection of water samples in 3 feet off water.

Action Item: Would AHS accept a second, or third test from an independent lab if required? Would an independent lab be able to turn around a test result in a timely manner?

e. Application of Biologics:

Despite a 30% increase to our lake treatment budget, significant filamentous algae was present this year causing many lake shore residents to express their disappointment in the quantity of algae appearing on their shorelines. The warm water temperatures and additional nutrients washed into the lake from the heavy July rain exacerbated our algae issue this year.

For 2026, Smoky Trout is recommending an early Spring application of copper-based biologics to address the nutrient volumes. A doubling of “Think Purity” and “Pondzilla” will be recommended to be built into the 2026 Water Treatment budget. Cost for increasing these biologics is estimated to be an additional \$1600.

f. Spill Preparedness

A light vehicle pickup-up truck, backed into the water at the main beach, to allow for a private resident’s dock to be picked up and delivered. The vehicle became stuck in the water and sand necessitating an extraction from a tow truck.

In the time taken for the truck to be removed from the lake, an oil slick had spread out on the water, presumably from the fuel tank or engine. The amount of contamination was likely much less than 1 litre. Nevertheless, a relatively large sheen formed on the lake surface that was noticeable about 250m away from the main beach.

There appeared to be only light contamination on the surface, and it seemed to dissipate without lingering long or leaving any apparent lasting environmental issues.

This event did however highlight that even a relatively small spill – regardless of origin - could lead to serious impacts to the lake.

It is suggested that the Water Committee review this matter and consider a recommendation to have a spill kit available for such an emergency. The kit should be easily

and quickly deployable with enough oil absorbent floating boom (30 meters or more) to encircle a dock or vehicle. Attached is a sample spill kit, and price, that could be considered.

Decision: The board rejected this proposal and proposed the following action to prevent a reoccurrence of this issue.



Action Item: To prevent spills or contamination in the lake, absolutely no vehicles will be allowed to drive into the lake for any reason.

- g. Fish re-stocking: We are scheduled for a re-stocking of Rainbow Trout in late October. The later stocking date will allow the fish to grow larger at the hatchery to better prepare them for winter in the lake.

6.0 New Business

- 6.1 **Dunbow Road Traffic Circle:** The remaining lands required for the traffic circle construction at Dunbow Road and 2nd Street have been secured by Foothills County, which will allow for the engineering and construction to proceed.
- 6.2 **Commercial District Parking:** Car poolers and cyclists are utilizing the commercial plaza parking lot, which takes parking away from staff and customers. Car poolers are being encouraged to use the athletic field parking lot.

7.0 In Camera

8.0 Next Meeting:

Wednesday, October 22

9.0 Adjournment:

Rick adjourned the meeting at 9:05pm.

LAHPOA - Reserve Fund Projected Expenditures for 2026 and 2027

	Item	Cost	Comment
2026			
2.3.1.1	Replace rubber tiles at the lake house	\$ -	Defer to 2031 (\$13,800)
2.3.1.3	Replace resilient floor on main floor of lake house	\$ -	Defer to 2031 (\$13,800)
2.4.2.1	Replace lake house furnaces	\$ -	Inspected and deferred to 2031 (\$12,700)
2.3.5.2	Replace lake house fireplace	\$ -	Run to failure (\$10,600)
2.5.2.2b	Replace transformer at end of service life	\$ -	Inspected and deferred to 2031 (\$6,400)
2.7.1.5	Reset concrete unit pavers at lake house firepit	\$ -	Monitor - unlikely to be required in foreseeable future (\$15,900)
2.7.6.1	Allowance for replacement of mature trees	\$ 4,000	
2.7.7.1	Repair/replacement allowance for irrigation system	\$ 10,000	Add hose connections at gardens including west entrance
2.7.9.3b	Rebuild/replace air compressors serving aeration diffusers	\$ 5,000	2 rebuilt in 2025, rest to be done in 2026
2.7.9.6c	Resurface the docks including allowance for local repairs	\$ 5,000	
2.8.2.1d	Replace aluminum boat motor	\$ -	Defer to 2031 (\$5,300)
2.8.2.1f	Replace four 8' stand up paddleboards	\$ 2,500	12 new 10' SUPs in inventory
2.9.1.2	Allowance for consultant evaluations	\$ 2,000	Do we need this in 2026???
	Elm scale treatment	\$ 12,000	Require plan from Somerset
	Replace Kubota snow brush	\$ 2,500	October 2026
	Rebuild lake house retaining wall	\$ 9,000	Place holder in the event this doesn't get done in 2025
	Rebuild LH shower with auto-shutoff valves	\$ 1,000	
	Paint community fencing where required	\$ 3,000	Begin annual program
2.7.8.3c	Replace plastic waste, recycling, and compost bins (replenish inventory)	\$ 3,000	
	Install timers for aeration compressors	\$ 2,000	
	Total 2026	\$ 61,000	
2027			
2.7.6.1	Allowance for replacement of mature trees	\$ 4,000	
2.7.7.1	Repair/replacement allowance for irrigation system	\$ 4,000	In the event of a major failure
	Replace Kubota snow brush	\$ 2,700	October 2027
	Paint community fencing where required	\$ 3,000	Continue annual program
	Gemstone lights for lakehouse	\$ 15,000	
	Total 2027	\$ 28,700	
	DRAFT- FOR DISCUSSION ONLY		