

THE LAKE AT HERITAGE POINTE OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
DECEMBER 16 2009

1. Call to Order

Meeting called to order at 5.20pm by President Greg Brown.

2. Attendance and Quorum

In Attendance: Board members Tom Gear, Peter Grant, Greg Brown, Ted Ostrowski, Michelle Fercho and Elaine Ironside. Bill Ostare was absent. Guest Speakers in Attendance: Larry Spilak (MD of Foothills Councillor), Gary Debney (MD Consultant), Geoff Carpenter (Bylaw Enforcement), Larry Thomson (Thomson Luxury Homes), and Roger Taylor (Dunbow Rec. Board).

3. Special Business

3.1 Lotto Home: Speakers-Larry Thomson, Larry Spilak and Geoff Carpenter.

Larry Spilak advised the MD had received complaint re Lotto Home in Heritage Pointe. Concerns were increased traffic and safety within the neighbourhood. Geoff Carpenter advised there were potential bylaw issues re parking control, speed and general traffic safety due to volume. Larry Thomson responded that the Lotto home had great advantage for the Foothills Foundation and raised about \$5 million dollars for the charity. He assured the board that his company and the Foothills Foundation were sensitive to all issues and willing to address them. He advised that the peak for the home would be Feb 2010 – mid June 2010 with an adjacent empty lot being used as a temporary parking lot and street cleaning as necessary in the immediate area. It was agreed that traffic would be directed by signage along Pinecreek Rd entering HP at the north end. Mr Thomson agreed to draft an information letter for residents and the MD will mailout early Jan 2010. Motion by Greg Brown: The Board had no objection to supporting the Lotto Home Seconded by Ted Ostrowski.

Mr Larry Thomson surprised the Board with a donation of \$10,000 to LAHPOA to compensate us for the use of our lands for a temporary parking lot required for the up coming *Foothills Hospital Home Lottery Grand Prize* Home in our community. Larry will also return the lands to there original state and sod. Larry was aware that the board was interested in increasing the social events and making this a year round lake community. And that a simple Zamboni would be required to open the lake/s for year round use for all residents. Larry endorses the use of these funds for a Zamboni and looks forward, to all residents getting the benefit of such. Greg had placed the details of the Zamboni item on previous agendas and we never had time to discuss. Greg will bring information to our next meeting/s. This style of Zamboni used by Lake Bonavista, is pulled by a tractor and has a \$10,500 list price. Thank you to Thomson Luxury Homes and Larry for this generous donation to our community!

3.2 Dunbow Rec. Board: Roger Taylor, Gary Debney and Larry Spilak

Roger Taylor advised the rec. board set up to facilitate using grants and provincial money available to communities to improve recreation by building a sports park,

pathways and trails for the residents of Div. 6. Gary Debney presented the plans for a sports park along Pinecreek Rd adjacent to Heritage Pointe. Larry Spilak said the MD council had agreed in principle to the park for a 3-5 year plan with prep work starting in 2010.

Motion by Ted Ostrowski: The Board, without objection agreed to move forward with support for the rec. board and sports park at Pinecreek Rd. Seconded by Michelle Fercho.

Larry Spilak mentioned that the MD is looking for land to build a K-9 school. There is enough land available on the sports park plans to include a school.

Greg Brown suggested the board gives the community the option. Deferred until next Meeting.

### 3.3 MD Business: Larry Spilak

Larry explained that over the past year he had offered to work closer with the Lake at Heritage Pointe Board and felt that his offer had not been accepted. While he understood that was the board's prerogative, at the time he was very active with other boards in the Div 6 and they had benefited immensely from the MD participation, access to information and available funding. He was particularly upset by a member of the rec. board, from Heritage Pointe commenting that "the residents of Heritage Pointe get nothing from the MD". He wanted it noted with the New Board that this comment was unfounded and he has always made every attempt to engage the residents through their board of directors.

Motion by Greg Brown: The board, without objection would offer an open invitation to Mr Larry Spilak, our MD representative to attend our meetings as deemed necessary and to always keep the line of communication open and available. Seconded by Tom Gear.

### 4. Approval of Agenda

Approved as is: Motioned by Ted Ostrowski. Seconded by Elaine Ironside.

### 5. Approval of Meeting Minutes

Meeting Minutes of September 29 2009. Motion to approve by Tom Gear. Seconded by Peter Grant. No objections.

Meeting Minutes of October 20 2009. Approval deferred until next meeting.

Meeting Minutes of December 08 2009. Peter Grant had a question re 8.5 re tree Issue. It was noted that possibly some negotiation had taken place through the facility manager Lou Nagy and the developer but such had never been documented.

Michelle Fercho asked for clarification of committees re confidentiality, approval of committee budgets and discretionary powers of spending. Ted Ostrowski stated that committee's had some latitude but any major expenditures' would need full board approval. Committee operation is delicate, would operate in confidence reporting to the board when negotiations are complete and ready for the board approval.

Motion to approve by Ted Ostrowski. Seconded by Tom Gear. No objections.

### 6. Facility Manager's Report

Two reports were submitted: re ice conditions on the lake as of Dec 16 2009, also a report re security issues. The facility manager was instructed by the board in late August 2009 to collect quotes and information regarding fencing, new card access system and security cameras. This report was incomplete and the new security

committee will review the issues and have new information by March 2010.  
Mr Nagy served the community for several years and resigned effective December 17 2009. Mr Nagy will be missed by the community at large.

## 7. Management Report

- 7.1 Greg Brown reported that after discussion with CRESI re Property manager Brian Lilley, CRESI offered to replace Mr Lilley. Ms. Shelley Harris will be the new Property Manager and will attend the first meeting in 2010.

Greg Brown discussed concerns with CRESI and their liability re the association having to pay for two AGM meetings in 2009. This was CRESI's responsibility and we depend on their professionalism to conduct the associations business properly. This issue will require more discussion with Ms. Harris in early January.

## 7.2 Snow Removal

Greg Brown contacted Mr Doug Knight (Corix) and he graciously agreed to allow the Kubota machine storage in their shed. Greg will draft a letter thanking him and confirming the persons with access.

Unfortunately over the past month Mr Lilley did not advertise to replace the facility manager position on our behalf. Currently the association has received 1 resume. A decision is pending for a temporary month to month snow removal contract until a new manager is hired hopefully by mid January 2010.

Motion by Ted Ostrowski to contract temporary snow removal for 30 days pursuant to long term option. Seconded by Elaine Ironside. No objections.

## 7.3 Restructuring Management Model

Discussion ensued as this is a major step for the association to undertake. The desired focus is to bring management and operate all of our business from Heritage Pointe giving us more of a community sense and less focus on being a maintenance project. This will not all happen at once and we will focus on the essential needs of the community first. The objective is to reduce costs and have more community focus and in order to get this time immediate project under way we will have several job postings immediately. It was also discussed that we may entertain CRESI in a reduced role during the transition. Elisabeth Brown is willing to step in temporarily and organise the initial community coordinator position, including managing the part-time employees and residents needs at the lake house. Michelle Fercho noted that Ms Brown had already dedicated many hours to the community. Ms. Brown delivered to the board a community restructuring model outline that she had prepared, including costs and potential savings. Mr Peter Grant vehemently opposed this but had no other solutions to offer. He is opposed to family or friends being employed by the association. Greg reminded him that most of the part-time employees lived in the community and were family and friends. Clarification was given that it was a temporary position based on a need for change and Elisabeth Brown had produced a vision for change that was welcomed by the board. Although Peter originally opposed Ms. Browns appointment, after much discussion the vote for it was unanimous. Greg Brown abstained from this vote.

Concensus: Motion to give notice to CRESI (60day period) within next 2-4 months. Motioned by Greg Brown. Seconded by Michelle Fercho. No objections.

Motion to appoint Elisabeth Brown as Transition Manager for temporary term not less than 60 days and not exceed 120 days. Ms. Brown will provide treasurer with a

written proposal. This position will facilitate community transition and communication with residents. Motioned by Peter Grant and seconded by Elaine Ironside. No objections.

8. Community Liaison

Peter Grant accepted this position. Motioned by Ted Ostrowski and seconded by Greg Brown. No objections.

9. Next meeting January 13 2010 at 7pm

Motion to adjourn meeting at 9.35pm by Ted Ostrowski and seconded by Peter Grant.