

THE LAKE AT HERITAGE POINTE OWNERS ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING
Thursday, January 29, 2009

1. CALL TO ORDER

President David Baker called the meeting to order at 4:35 p.m.

2. ATTENDANCE and QUORUM

In attendance: Board members David Baker, Sam Chahda, Bill Ostare, Bharat Mahajan, Randy Kaminsky and Linda Michl, plus Brian Lilley from CRESI and Facility Manager Lou Nagy-Gyorgy.

With 6 members in attendance, a quorum was confirmed and the meeting was declared duly constituted. David Baker chaired the meeting and Brian Lilley recorded the Minutes.

3. APPROVAL OF MINUTES

Moved by David Baker and seconded by Linda Michl that the Minutes of the Board of Directors Meeting held on October 28, 2008 be approved and adopted as presented.

All in favour. The chair declared the motion carried by a show of hands vote.

4. TREASURER'S REPORT

Bharat Mahajan reported that the YTD finances were on track versus budget with the exception garbage collection, landscaping and irrigation repairs plus the additional \$17,000 that has been set up as a payable to the Reserve Fund. Receivables had been reduced to a single outstanding account.

Moved by Bharat Mahajan and seconded by Sam Chahda that the financial statements FOR October, November and December 2008 be accepted as presented.

All in favour. The chair declared the motion carried by a show of hands vote.

5. MANAGEMENT REPORT

Brian Lilley referred to the Management Report appended to the Dec financial statements.

6. FACILITY MANAGER'S REPORT

Lou Nagy-Gyorgy reported as follows:

- Gutters and downspouts have been added to the mail kiosk ... both solar/hardwired electrical lighting were prohibitively expensive, and weren't being consider at this time
- Beach Club interior had been painted, and the roadway entrance lights serviced
- Cost of Shaw cable TV for the Beach Club was being investigated
- VHS video surveillance recorder has broken down and needs to be replaced
- Reported on the presence of private machinery on the lakes, and questioned the Association's insurance liability ... the Board asked Brian Lilley to check status and liability with the Association's insurance broker

7. SPECIAL BUSINESS

7.1 2009 Owners Association Operating Budget

After due discussion and consideration, it was moved by Bharat Mahajan and seconded by Bill Ostare that the Board of Directors approve the 2009 Operating Budget as presented; and increase the annual Rent Charge for 2009 by 3.2% from \$945.00 to \$975.45 per lot (including GST) to reflect the annual increase in the Consumer Price Index as it applies to Calgary as provided for a Section 4.2.1 of Schedule A of the Association's By-Laws.

All in favour. The chair declared the motion carried by a show of hands vote.

The Board asked Lou to post a sign at the community entrance indicating that the Association's 2009 annual fees were due and payable by March 31, 2009 at such time as the notices were distributed to the owners.

8. OLD BUSINESS**8.1 Landscaping**

The Board reconfirmed the prior emailed approval to award the Association's 2009 Landscaping contract to FutureScapes at the quoted price of \$113,925 including GST, pending finalization of a contract containing a performance clause satisfactory to the Board of Directors.

8.2 Storage Facility

After due discussion and consideration, the Board confirmed its intention to proceed with the provision of a storage shed; and decided to proceed with the solicitation of quotes based on the existing building architectural guidelines with a view to making an initial information presentation to the community at the Annual General Meeting slated for late April. Specific location, building costs and funding arrangements were still to be finalized pending further clarification of the Improvement District's position.

8.3 Video Surveillance System Upgrade

Moved by Bharat Mahajan and seconded by Sam Chahda that the Board approve the expenditure of a maximum of \$5000 to upgrade the Beach Club's video surveillance system.

All in favour. The chair declared the motion carried by a show of hands vote.

9. NEW BUSINESS**9.1 2009 Annual General Meeting**

The Board expressed a preference to hold the 2009 Annual General Meeting on Tuesday, April 28, 2009; and asked Brian Lilley to check availability/book meeting at the Golf Clubhouse for that date.

9.2 Landscaping Approval Process

Discussion deferred pending legal clarification as to the association's enforcement options

9.3 Snow Removal - ID of Foothills

Discussion deferred

9.4 Corix Rate Increase Application

David Baker indicated that the Owners Association would take a cooperative approach with the other golf course communities in terms of forming a committee to make a joint appeal application to the Alberta Utilities Board.

10. NEXT MEETING DATE: Tuesday, February 24, 2009 at 4:30 pm in the Beach Club

11. ADJOURNMENT

As there was no further business to discuss, the meeting adjourned at 6:15 p.m.