

THE LAKE AT HERITAGE POINTE OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
Tuesday, June 23, 2009

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**1. CALL TO ORDER**

President David Baker called the meeting to order at 4:50 p.m.

**2. ATTENDANCE and QUORUM**

In attendance: Board members David Baker, Michele Fercho-Wilmoth, Bill Ostare, Tom Gear, Elaine Ironside, and Peter Grant (arrived at 5:30 pm) plus Brian Lilley from CRESI and Facility Manager Lou Nagy-Gyorgy.

With six of seven 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 Peter Grant and seconded by Tom Gear that the Minutes of the Board of Directors Meeting held on May 26, 2009 be approved and adopted as presented. All in favour. The chair declared the motion carried by a show of hands vote.

**4. FINANCIAL REPORT**

Brian Lilley reported that the Association was running a \$32,000 surplus for the first 5 months of the fiscal year due primarily to a time lag between budgeted expenses and invoicing. Generally speaking, expense items are in line with budget with the possible exception of Irrigation System repairs and Tree Replacement.

As of May 31, 2009, receivables for the 2009 Association Fees stood at approximately \$54,000 from approximately 56 units. Final warning notices were distributed in mid June with the intention to turn delinquent accounts over to legal counsel for collection as of the first week in July.

Moved by Tom Gear and seconded by David Baker that the financial statements for May 2009 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 March and April financial statements:

**6. FACILITY MANAGER'S REPORT**

Lou Nagy-Gyorgy reported as follows:

- A total of 63 trees had been identified and tagged as dead or dying ... some may be replaced by the developer, but the majority will be the responsibility of the Association
- The black ash have proven to be very susceptible to disease, and the developer has been asked not to plant them in future
- The irrigation system in Phase 7 is still not operable but the developer has agreed to retain the services of Jason with Prairie West Irrigation to rectify the deficiencies
- The anchor has turned on the floating dock and will have to be re-secured

**7. OLD BUSINESS**

**7.1 Water Licenses**

David Baker advised that Ted Stack has requested a meeting with the Board to discuss the possibility of changing the designates on the two non-potable water licenses.

**7.2 Fire Hall Land Donation**

Issue pending resolution of the developer's clarification and transfer land title to residual parcels.

**7.3 Corix Rate Increase Application**

Letter of concern drafted and forwarded to the Alberta Utilities Commission by Elaine Ironside on behalf of the Owners Association.

**7.4 Calgary Regional Partnership**

David Baker updated the Board on the status of the discussions regarding the Calgary Regional Partnership and the impasse between the Municipal Districts, the City of Calgary and the rural towns.

**7.5 Grass Bin**

Lou reported that despite appropriate signage, unit owners were depositing “bagged” as opposed to loose grass clippings in the bin; and ignoring the fact that the bin was full. The M.D.’s staff were arranging to empty the bin but weren’t prepared to continue the practice if residents persisted in dumping “bagged” grass. Lou will make one more effort to ensure that residents understand the need to dump only loose clippings.

**8. NEW BUSINESS****8.1 Lake Access Gates**

Lou reviewed the history of the various lake access gates ... some work and some don’t. Given the fact that a 3 foot high gate/fence doesn’t really qualify as a security feature and the prohibitive repair cost, the Association had given up attempting to make them operable. To date, lake trespassers have not been a major issue. The Board declined to pursue report of lake trespassers on June 20/21 submitted by one of the residents.

**8.2 Landscaping/Architectural Approvals**

The Board considered the following application:

- 80 Heritage Lake Shores ... encroachment as designated on landscaping plan approved subject to condition that no permanent structures were allowed on community property
- 104 Heritage Lake Shores ... deck addition approved based on Mary Boyes appraisal that it met the community’s architectural guidelines
- 20 Heritage Cove ... replacement roof shingles approved subject to colour selection conforming to architectural guidelines
- 33 Heritage Lake Drive ... 2<sup>nd</sup> story addition approved based on Mary Boyes opinion that it generally conformed to the community’s architectural guidelines
- 8 Heritage Isle ... in reference to the application to install a playhouse, the Board deferred a decision pending the applicant supplying more details such as a site plan and playhouse scale rendering.
- 8 Heritage Lake Court ... the Board referred application to install a pool with a change/mechanical facility and additional landscape modifications to Mary Boyes for consideration and advisement

**8.3 Restrictive Covenant & Encumbrances Agreement**

The Board asked Brian to contact the Association’s legal counsel with a view to determining the enforceability of the Restrictive Covenant & Encumbrances Agreement, along with the enforcement mechanism, options and legal consequences.

**8.4 Stella Area Structure Plan**

The Board briefly discussed the Stella Area Structure Plan, and agreed to wait before getting involved in the review process.

**8.5 Community Website**

David advised that he had designated the site as temporarily “Under Construction” pending review as to content by the Board. Board members felt that the site should feature practical information of general interest plus a bulletin board format for notices and announcement. Brian Lilley offered to develop a suggested Table of Contents for Board consideration.

**9. NEXT MEETING:** Tuesday, August 25, 2009 at 4:30 p.m.

**10. ADJOURNMENT:** 7:00 p.m.