

THE LAKE AT HERITAGE POINTE OWNERS ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
Tuesday, March 31, 2009

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**1. CALL TO ORDER**

President David Baker called the meeting to order at 5:00 p.m.

**2. ATTENDANCE and QUORUM**

In attendance: Board members David Baker, Sam Chahda, Michele Fercho-Wilmoth and Linda Michl, plus Brian Lilley from CRESI and Facility Manager Lou Nagy-Gyorgy.

With four 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 Sam Chahda and seconded by Linda Michl that the Minutes of the Board of Directors Meeting held on February 24, 2009 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**

Brian Lilley reported that the 2009 fiscal year was off to a good start with no unusual expenses for February and only small positive variances versus budget. Receivables for the 2008 Association Fees stood at a single outstanding account. Invoices for the 2009 Association Fees were mailed to all owners on or about February 09; and approximately 320 members had paid or deposited their 2009 Association Fees.

Moved by David Baker and seconded by Sam Chahda that the financial statements for February 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 February financial statements:

- Shaw Cable TV service discontinued effective March 01, 2009
- AGM booked at the Golf Club House for Tuesday, April 28, 2009
- Private winter vehicle liability waiver being prepared by the Corporation's insurer for next winter
- Fish culture license for lake renewed
- 2009 Landscaping Contract with FutureScapes executed

**6. FACILITY MANAGER'S REPORT**

Lou Nagy-Gyorgy reported as follows:

- The Lake has been closed for the season
- The Association's policy regarding damaged trees is that they won't be replaced unless they are completely dead ... every effort is made to save them. All the trees will be inspected in the spring and a decision made at that time regarding any replacements.
- There will be a requirement for landscaping improvements around the mail kiosk
- 190 snow clearing hours were put on the Kabota tractor this past winter ... estimated snow removal costs at \$17,000 this past winter versus \$32,000 paid to third party contractor the previous winter

**7. OLD BUSINESS**

**7.1 Storage Facility**

David Baker reported that Larry Spilak, Foothills MD Councilor, was willing to work with the Association to find funds for a maintenance facility. A maintenance facility is the Association's first priority. There might also be funds available under the category of education and family support to expand the Beach Club to better serve as a community centre with a small office.

The 2 possible locations for a maintenance facility were the plot of land just to the west of the main entrance road and the plot behind the water treatment plant. The Association needed to verify ownership of these two plots and ascertain the location of required services.

#### **7.2. Landscaping Approval Process**

The Board agreed to utilize the services of Mary Boyes at a rate of \$135 per hour to review and advise it on Landscaping and Building applications as they pertain to the community's architectural guidelines. The cost of Mary's review would be passed along to the applicant on the basis of an application fee ranging from \$100 to \$250.

#### **7.3 Landscaping Change Applications**

The Board considered the following landscaping and architectural guideline issue with the following decisions:

- 7.3.1 160 Heritage Isle – approved the use of synthetic lawn product as submitted
- 7.3.2 79 Heritage Cove – ordered owner to either demonstrate its acceptability versus the community's architectural guideline or remove it
- 7.3.3 124 Heritage Lake Drive – approved plans submitted for the addition of a room over the existing garage on the basis of conforming to architectural guidelines
- 7.3.4 109 Heritage Lake Terrace – ordered owner to relocate spruce tree off community property prior to the 2010 summer season
- 7.3.5 136 Heritage Lake Blvd – gazebo was built without prior approval and was deemed to be disproportionately large ... the Board was inclined not to order its removal if the unit owners provided written confirmation that their neighbours on either side had no objection to the structure.
- 7.3.6 96 Heritage Lake Shores – paving stone patio intruded 7.5' unto community property along the shoreline. The Board determined that this cannot be a permanent fixture and that it could be ordered removed at some time in the future if it proved detrimental to the shore.

#### **7.4 Corix Rate Increase Application**

No information available at this time as to the status of the cooperative rate application appeal to the A.U.B.

### **8. NEW BUSINESS**

#### **8.1 2009 Annual General Meeting**

Brian Lilley confirmed that the Golf Clubhouse had been booked for the 2009 AGM on Tuesday, April 28, 2009. Similar arrangements regarding refreshment services etc as last year were confirmed. Appropriate notices would be mailed to all unit owners in mid April. David Baker confirmed that Larry Spilak would be a guest speaker and that equipment for a power point presentation would be required.

#### **8.2 Lake Grass Carp**

At the request of Lou, the Board approved the purchase and stocking of 75 grass carp.

#### **8.3 Lou Nagy-Gyorgy Salary Review**

The Board unanimously approved a wage increase for Lou Nagy-Gyorgy effective April 01, 2009.

#### **8.4 Stampede Breakfast Support**

At the request of the Social Committee, the Board approved the allocation of \$5000 to support the community's annual Stampede Breakfast scheduled for July 04, 2009. The Board also asked CRESI for a \$500 donation.

#### **9. NEXT MEETING DATE: To Be Advised**

- 10. ADJOURNMENT:** As there was no further business to discuss, the meeting was adjourned by the chairperson at 6:45 p.m.