



**LAHPOA Board of Directors**  
**Meeting Minutes**  
Tuesday, June 25, 2024  
7:00pm Lake House @ LAHP

Directors:      Todd Brown                      Brent Fraser  
                     Rick Gallant                              Ryan McKimmie  
                     Glenn Ruskin                             Jo Scott  
                     Leslie Stadnick

Guests:            Les Turner – community manager

**1. Call to Order & Welcome**

Past Chair: Rick Gallant

Rick welcomed everyone, especially the new directors, and called the meeting to order at 6:53pm.

**2. Appointment of Officers and Committee Leads**

a. Appointment of Officers and Committee Leads

- i. Chair - Rick
- ii. Vice-Chair - Glenn
- iii. Treasurer - Ryan
- iv. Secretary - Rick
- v. Water Committee Lead – Glenn (Ryan)
- vi. Safety/Security Lead – Todd (Ryan)
- vii. Programs and Events Lead – Leslie (Jo)
- viii. IT & Communications Lead – Jo (Ryan)
- ix. Architectural Controls Lead – Brent (Leslie)
- x. Lifecycle Committee Lead - Rick

b. Board competencies:

All directors asked to complete/update the competencies matrix and send to Rick

c. Code of Conducts:

All directors are asked to sign the LAHP Board of Directors Code of Conduct.

**Action Item:** Les to circulate the Board Code of Conduct, with directors to complete and return.

**3. Approval of June Board Meeting Agenda**

The following items to be added to the agenda.

- a. Floating Dock
- b. Storm Water remediation north Heritage Isle
- c. Questions to the Board from C. Thrift
- d. Request for a Special Meeting

**Motion:** Glenn moved to accept the agenda as amended. Seconded by Brent. Motion carried.

#### 4. Approval of May Board Meeting Minutes

**Motion:** Jo moved to accept the May meeting minutes as circulated. Seconded by Leslie. Motion carried.

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

a. Water Licence Transfer Agreement - Rick

The water license transfer has been ratified by Alberta Environment. Before the funds are transferred from the purchaser, the legal documents are to be amended to reflect Corix's new trade name "Bluestem Utilities". Funds are currently being held in trust by legal counsel.

b. Commemoration Benches - Les

Two new benches have been ordered and paid for. Locations confirmed by the Board have been accepted by two families. We are now working with a vendor to produce the bronze commemoration plaques. Divcon has been lined up to do the installs, complete with concrete bases.

c. Lake Management - Gareth

Following a meeting with Ted Stack, the original development manager, and Rick Gallant, the Lake Management report has been updated. This report is attached as Appendix B

**Action Item:** To engage Jim Montgomery, an independent geotechnical consultant, to assist with the review of historical data and to provide advice as to next steps regarding lake liner monitoring, liner leak detection and slope stability.

**Action Item:** Les to work to confirm the location of the piezometer and standpipe wells identified in the attached map.

d. Foothills County – sidewalks - Les

The county went to tender for this work. With the tender submissions being opened on June 13, we are waiting for the County to confirm the timelines to have the sidewalks and the south entrance cairn repaired.

e. Sport Court Re-surfacing - Les

With a third quote in hand, Caliber Sport Systems was awarded the contract to resurface the sport court. We've been told that Caliber may not be able to schedule this work in until September or October but are working with them to confirm a date.

Caliber has submitted a downpayment invoice, which is required prior to the materials being ordered.

f. Annual General Meeting - Les

The 2024 Annual General Meeting was very well attended. Comments were very positive regarding the use of the De Winton Community Hall. It was affordable, large and close by and the large screen provided for much better viewing of the presentation visuals.

**Action Item:** Les to tentatively book De Winton Community Hall for Wednesday, June 4, 2025 for next year's AGM. Meeting time to be 6pm.

## 6. Reports

### a. Community Manager's Report – Les Turner

- i. Community Contacts: daily contacts have increased substantially for gate access, new resident orientation, prospective residents seeking community information and inquiries as to whether the LAHP is impacted by the Calgary water restrictions.
- ii. Beach Opening: Technically we are open weeknights and weekends, but the weather has not been cooperating, so we have been closed more than open. On June 29, we increase our hours to 10am-9pm seven days per week.
- iii. Water Samples: as per AHS standards, we are doing weekly water sampling at the beach.
- iv. Divcon:
  - weekly meetings with the Divcon team occur every Tuesday morning.
  - turf maintenance crews and gardening crews have established their annual routine.
  - the irrigation system has been pressurized and all zones have been tested. Crews are now working on repairs and fine-tuning sprinkler heads.
  - special projects (funded through the Reserve Fund) and R&M tasks are being reviewed on a weekly basis and being addressed.
  - The landscape remediation around the Corix pumphouse, on the Isle, is 95% complete.

**Action Item:** Divcon to focus some time and energy on remediation of the garden NW of the sport court.
- v. PLNT:
  - The bi-annual elm scale treatment is scheduled for early July.
  - Spring pruning has been completed and progress continues on pruning the black knot out of half the community trees. (half are addressed during even years, and the other half on odd years.)
  - A dead spruce tree on HL Drive to be removed, and not replaced due to the existing volume of trees and shrubs in the area.
  - Mugo pines on the HL Drive island to be sprayed for insects. Two have succumbed to these insects and are in the process of being removed. Due to the volume of existing shrubs and trees in the area, these two pines will not be replaced.
- vi. Nutrilawn:
  - Herbicide and fertilizer have been applied to all parks
  - Herbicide has been applied to the road gutters.
- vii. Donations: Thank you to “J&R” for their donation of the espresso coffee machine, microwave (for the staff) and patio furniture.
- viii. Time Off: I will be away from the office from June 26 returning on July 2.

b. Hamlet of Heritage Pointe Collaboration Group – Rick Gallant  
Nothing to report.

c. Events Committee – Jo Scott

- i. Show and Shine: The 3<sup>rd</sup> Annual Show and Shine was a great success – at least until 12:45pm when the winds picked up and the dark skies rolled in. A total of 39 cars were on display and the beverage and food sales netted \$1530. Thanks to the generosity of The Stash, Royal LePage Solutions, and Shaw GMC - who paid for all the supplies through their donations - the Okotoks Food Bank and Foothills Fire Department Society each received a cash donation of \$765.00.
- ii. Canada Day Celebrations: Monday, July 1, events planned and implemented by the LAHP summer staff.
- iii. Stampede Breakfast: 9-11am on July 6 followed by Games, Games, Games in the afternoon on the beach.
- iv. Summer Camps: Plans are in place for activities, we are just waiting on registrations, which are starting to trickle in.
- v. LAHP Olympics: Saturday, July 27. A day full of contests and events celebrating the Paris Olympiad.

d. Safety and Security – Todd Brown

- a. The new community entrance cameras appear to be working well and a few alerts for data communication disconnections are being received. In all instances the communication disconnections are brief, and the entrance cameras re-connect and continue to record. A final service call invoice associated with the disconnection alert programming will be issued before the end of June.
- b. CCTV Systems: The analog and digital CCTV camera systems were inspected by GateWorks on June 19. Remote access to the analogue system still needs to be addressed, but we can view the files directly from the DVR.

Both garage HIK Vision cameras stopped recording on June 8<sup>th</sup>. It appears the power was disconnected inside the garage. This was rectified on June 19<sup>th</sup>.

**Action Item:** Les to label the garage camera power cords as “do not disconnect”.

- c. On June 9<sup>th</sup>, a resident on Heritage Lake Terrace discovered a “projectile” of some type had been shot through an upstairs window in their home. The RCMP were notified by the resident and an alert was sent out to the community through the info@LAHP address requesting information for this or other similar incidents. No other shooting incidents were reported to the community. Shooting incidents must be immediately reported to the RCMP so properly trained personnel can respond appropriately.

The homeowner has requested that the Board consider implementing a policy whereby “recreational outdoor use of guns of any kind are banned in the community”.

Todd circulated a summary of federal firearm regulations. A copy of this document is attached to the meeting minutes. (Appendix C)

**Action Item:** The board discussed the incident and the request of the homeowner. As firearms are regulated through the federal government and enforced by local police. The request for the LAHPOA to regulate firearms would be redundant and outside the jurisdiction of the Owners Association.

Les to inform the homeowner of the board's decision.

- d. Gate System: All electronic gates were inspected on June 19, with all updates pushed through. Now that Les has been educated on how to push through these updates, he will schedule to do this task every two weeks. Updates are required if residents use physical cards, and without the updates being pushed through, the gates can become inoperable for VizPin users.
- e. Auto Lift: The auto lift in the garage successfully passed its annual inspection.
- e. IT + Communications – Jo Scott  
Nothing to report.
- f. Architectural Guidelines – Brent Fraser
  - i. Bird Deterrent at 52 HL Shores: A concern has been raised about a reflective bird deterrent on the roof of 52 HL Shores that is causing a distraction to other residents. We do not have a policy on the use of visual or verbal distractions to other residents.  
  
**Action Item:** Rick to discuss with the homeowner about the concerns raised regarding their visual wildlife/pest deterrent.
  - ii. 28 HL Drive: major renovations of exterior, including colors. All reviewed and approved except for the yet-to-be determined color choices.
  - iii. 89 HL Drive: installation of a shed and widening of the driveway near the garage.
  - iv. 133 HL Drive: exterior painting
  - v. 12 HL Shores: solar panel installation
  - vi. 193 HL Blvd: removal of dead tree from back yard. Owner has been advised that any damages to the green space will be billed back to the homeowner.
  - vii. 96 HL Blvd: addition of shrubs/trees along the fence line.
  - viii. 236 HL Drive: installation of a fireplace in the back yard.
  - ix. 69 HL Blvd: extension of back patio and installation of a hot tub pad.

- x. 104 HL Shores: exterior painting
- xi. 100 HL Shores: resurfacing of driveway
- xii. 187 HL Drive: exterior painting
- xiii. 72 Shores: fence and exterior painting forthcoming

g. Playground Committee – Jo Scott

The Foothills County planning department continues to review the development permit application.

The playground supplier, GPI, has rescheduled the installation of the Isle Playground to August 12. Site preparation will need to be completed before that date. If the DP is approved sooner, there is the possibility that GPI could accommodate an earlier installation date.

Has the overland drainage plan been addressed within the DP review? This was not a required element of the DP application and would presumably be reviewed by the FC planning department as part of their approval process.

h. Water Committee – Glenn Ruskin

- i. Water Committee meeting - June 18. Glenn reviewed the key discussion items and any recommendations to the Board of Directors arising from this meeting (see Appendix C).
  - Lake Management Plan: Glenn to share Gareth's Lake Management Summary with the Water Committee.
  - Surplus Boats: Board agreed to offer three old rowboats to Smoky Trout Farms at a reasonable price.

j. Treasurer's Report

- i. May Financial Statements: provided as a separate document
- ii. HOA Fees: the final homeowner has paid their 2024 HOA fees plus late interest up to May 31.
- iii. Investments (as reported by Gareth):
  - June 8: \$85k & \$160k Operating GICs matured. \$100k rolled over for 30-days to July 10.
  - June 8: \$120k Reserve GIC matured. \$100k rolled over for 30-days to July 10.
  - June 15: \$50k Operating GIC matured yesterday. The plan is to roll this over for 30-days.
  - June 20: \$100k Reserve GIC will mature this week. The plan is to roll this over for 30-days.
  - July 8: \$60k Reserve GIC will mature this week.
  - Investment of water license sale proceeds as per investment strategy.

**Action Item:** Ryan to review GIC investment strategy with Board at July meeting.

- iv. New Treasurer Onboarding: Gareth has pulled together all onboarding materials and is prepared to meet with the new treasurer.

As we prepare for the transition to a new treasurer, Gareth has identified the following financial risks:

- Risks 1-3 were tabled at Board in July 2023 and were discussed at various times during the last 12 months; there has been progress on risks 1 & 2 during that time. Risks 4 & 5 are new.
  1. Low Reserve Fund has been substantially addressed by the \$650,000 proceeds from the sale of a portion of one Water License and the development of a Cash and Investment Strategy. The only remaining concern would be to develop a formal definition of contingency for unforeseen events. The Cash and Investment Strategy provides for \$50,000 minimum balance to be maintained in each of the Operating and Reserve savings accounts, but I had always intended this to be for tactical purposes (such as smoothing out the month-to-month cashflows) rather than strategic purposes.

**Action Item:** Ryan to address this as part of the July investment strategy review.

2. Lake Management: the scope of this item has increased from the original "lake liner damage" risk, but the Board now has a lot more information and understanding compared to 12 months ago. The Board's next steps could include risk management and emergency response.

**Action Item:** Board has agreed to engage the services of a Geotechnical Engineering expert to review our historical files on lake liner and slope stability management and to provide a recommendation on a path forward.

3. Cybersecurity such as ransomware on our server or a hijacked ATB account: the systemic risk to all organizations has increased during the last 12 months and there have been numerous incidents in Canada to reflect upon. LAHPOA's risk exposure could be readily addressed by purchasing optional cybersecurity insurance, which is available at a reasonable price.

**Action Item:** Board has agreed no action is required on this item but that we would review it as part of our insurance review at the end of the year.

4. HI Playground Financial Exposure: we have spent ~\$250k on pre-purchases and we have received \$150k in grants for which we have outstanding obligations to fulfill in 2024. Total financial exposure is currently ~\$400k.

Board agreed that the real "financial exposure" here is that we would need to refund the government if the playground project does not proceed. The playground costs are already sunk and Installation can be cancelled without exposure.

5. Financial System Sustainability: Carey has bequeathed us a high-quality financial system. The ongoing success of the system is largely dependent on each new Treasurer, regardless of financial background, attaining a sufficient level of competency in a short period of time. This should be achievable with adequate handover preparation by the outgoing Treasurer and mentoring of the new Treasurer during the transition.

Transitioning of the new Treasurer will begin immediately.

## 7. New Business

### a. Fireworks:

The Foothills County requires fireworks permits to be granted prior to any fireworks being discharged in the county. The Foothills Fire Department manages this process and was of the belief that the LAHPOA has banned fireworks from being discharged within the community boundaries. With this incorrect understanding the FD has been reluctant to issue permits for fireworks within the LAHP community.

Via communications amongst board members prior to the June board meeting, consensus was agreed that fireworks should be allowed within the LAHP community subject to the county's fireworks permitting process.

**Action Item:** Les to inform the Foothills Fire Department of the community's position pertaining to the discharge of fireworks within the community's boundaries.

**Action Item:** Les to circulate a PSA that a resident has an approved fireworks permit for July 1 and residents are invited to view the fireworks from the Lakehouse beach. Anyone looking to set off fireworks, must have a permit and the FFD will be patrolling to enforce this requirement.

### b. Floating Dock

The buoy and chain used to anchor the floating dock off the main beach is laying on the bottom of the lake. Les is working with Divcon to retrieve the chain and to install a new buoy.

In the future, and to avoid possible injury, we need to ensure that the floating dock is not tethered to the main dock when the swimming season starts.

### c. Storm Water remediation North Isle

The county is working on a storm water drain issue at the north end of the Isle. As part of this work, the county is working in the environmentally reserve area behind the Isle.

### d. Questions to the Board

C. Thrift has presented 3 questions to the Board. Rick will reply based on the following discussion.

- i. Q: Circulation of monthly financial statements:  
A: Yes, these can be posted on the website.



**Action Item:** Les to create a link on the website and post the monthly financials after they have been approved at the board level.

ii. Q: When will the AGM meeting minutes be posted?

A: We will not post the meeting minutes until they are approved at the next AGM. They are circulated as unofficial to all homeowners with the AGM pre-meeting information so that they can be voted on at the AGM.

iii. Q: Can the monthly board meetings be advertised?

A: Yes, but they are only set 30 days prior.

**Action Item:** Les to create a link on the website and post the dates/times of future board meetings.

e. Request for a Special Meeting:

The board has received a Request for a Special Meeting to discuss the proposed Isle playground and possible compromises.

**Action Item:** Rick will reach out to the writer of the letter to request a special board meeting to discuss the concerns of the 5 signatories prior to calling a Special Meeting.

**Action Item:** Les to seek availability of a hall rental, and advertisement of the special meeting.

## **8. In Camera Session**

## **9. Next Meeting**

Tuesday, July 30

## **10. Adjournment**

Rick adjourned the meeting at 9:08pm



## Lake Management Review

2024.06.19  
Gareth Davies

Following is an updated compilation of my research and interviews regarding the early history of the lake system construction and geotechnical monitoring. Much of this information has been previously communicated over the last 12 months via various Board meeting minutes and emails to Board members.

### Lake Management Chronology

- 2000.08 AMEC slope stability review, southeast of lake (memo)
  - *ongoing slope stability monitoring to be performed in lieu of riprap buttressing*
  - *source: electronic file obtained from AMEC/WSP*
- 2000.11 Geomembrane Defect Detection study (dry) performed by Golder
  - *I have located the document but have not yet received a scanned copy from Golder/WSP*
- 2000.12 Lake construction completed
- 2000.12 "Compliance Report – Bedding Layer, Geomembrane Layer & Cover Layer – Lake Construction Quality Assurance Monitoring Services", Golder Associates
  - *binder held by LAHPOA*
- 2001.02 "Heritage Pointe Lake Management Plan" issued by IBI
  - *binder held by LAHPOA (copy of Dale Dyrland's binder)*
  - *includes AMEC groundwater elevation readings (faxes) up to 2002.08*
  - *"Leak Management Plan" section appears to be unusable as a standalone document*
- 2001.04 LAHPOA incorporation
- 2001.05 Lake is transferred from developer to Association (Phase 1 land title transfer)
- ??????? Lake water filling reaches Permanent Water Level 1047.0 m
- ??????? second Geomembrane Defect Detection study performed (wet)
- ??????? Boreholes 1-5 demolished
- 2005.03 AMEC slope stability review (memo)
  - *reiterates the importance to continue slope stability monitoring*
  - *source: electronic file obtained from AMEC/WSP*
- 2005.05 AMEC input (memo) to revised IBI "Lake Management Plan"
  - *source: electronic file obtained from AMEC/WSP*
- ??????? revised IBI "Lake Management Plan" issued?
- 2005.08 last known AMEC groundwater elevation monitoring date
  - *source: electronic file obtained from AMEC/WSP*

### Outstanding Questions

1. Why and when were most of the piezometer wells demolished? Who approved?
2. Was geotechnical monitoring terminated in 2005, and if so, how does that reconcile with the various AMEC recommendations for long-term monitoring?
3. Why no groundwater monitoring on the east side of the lake from 8 to 108 HL Drive. This stretch of HL Drive has steep embankments located only ~75 metres from the lake shoreline.
4. Well # \_\_ behind 17 HL Terrace has two different types of well constructions: one orange, one brown. Presumably the brown one was installed later since it is the "odd" one in the community.

- a. What year was it installed?
- b. Who “owns” the well pair on County environmental reserve?
5. Locate and review three missing reports:
  - a. 2000 Golder Geomembrane Defect Detection survey (dry) – *located but not yet reviewed*
  - b. ~2002 Golder Geomembrane Defect Detection survey (wet)
  - c. 2005 IBI Lake Management Plan (if issued)
6. Is there any potential knowledge to be gained by seeking/interviewing:
  - a. Early Board members
  - b. Bel MK / Marshal Macklin Monaghan / WSP documentation
  - c. Bel MK employees Kirk Morrison and John Berry
  - d. Corix lake-related documentation 2000-2007

### **Outstanding Concerns**

- Unusually thin LLDPE liner: 20 mils vs. 30-40 mils customary today (ref Tyler Desrocher, Regional Sales Manager, Layfield Plastics)
- Lake edge is only ~75m from ravines/slopes in several locations. I could not identify any other Calgary area artificial lake with comparable distance. Lake Bonaventure is the closest at 125 m.
- Potential liner puncture risks: tree roots? Anchor below lake house raft?
- 2001 Leak Management Plan (contained in IBI Lake Management Plan) appears to be unworkable.
- LAHPOA should have a Plan for the lake system that includes risk management and emergency response.

### **2024.06.10 Meeting with Ted Stack**

- Ted met with Rick Gallant and Gareth Davies at the lake house.
- Ted was the developer’s project manager for predevelopment and for each of the Heritage Pointe communities, including all phases of LAHP.
- Ted has no recollection of most of the outstanding lake management questions:
  - Why and when were most of the groundwater monitoring wells demolished?
  - Was geotechnical monitoring terminated in 2005, and if so, how does that reconcile with the various AMEC recommendations for long-term monitoring? Ted believes he would have continued any recommended programs.
  - Why no groundwater monitoring on the east side of the lake from 8 to 108 HL Drive?
- Ted has a very clear recollection that blue clay was imported to line the bottom of the lake excavation, prior to the silty sand layer, even though this material (clay) is not shown on the IBI drawings. Contractor was Contour.
- Ted recalls that Dale Dyrland took groundwater level readings after the initial set-up and baselining by AMEC.
- Ted confirmed a follow-up Geomembrane Defect Detection survey was performed by Golder. He recalls a boat traversing the lake with equipment hanging over the sides.
- Ted does not have any relevant historic documents.
- Ted suggested several other historic contacts:
  - Bel MK (Kirk Morrison, John Berry)
  - Water utility; now Corix (Dale Dyrland)
- Postmeeting follow-up on Ted’s suggested contacts:
  - Bel MK was acquired by Marshall Macklin Monaghan in 2005. MMM was then acquired by WSP in 2015.
  - See Contacts (below) for unsuccessful follow-up on Kirk Morrison and John Berry.

- Dale Dyrland telephone conversation 2024.06.14: he took over monitoring well measurements for several years. Records had been stored in the water treatment plant mezzanine. He believes the measurements were stopped when Corix took over the water treatment facilities. Dale retired in 2007.

## Notes

Relevant hard copy documents that we possess:

- "Compliance Report – Bedding Layer, Geomembrane Layer & Cover Layer – Lake Construction Quality Assurance Monitoring Services", Golder Associates, 2000.12
- "Heritage Pointe Lake Management Plan", IBI 2001.02 (copy of Dale Dyrland's binder now held by LAHPOA). The Plan contains sections on:
  - Leak Management Plan. Subdivided into
    - Groundwater and slope stability monitoring
    - Geomembrane Defect Detection survey
  - Water Quality
  - Mechanical Systems (empty)
  - Groundwater monitoring data 2001-2002.

Layfield (liner supplier/installer), Golder (construction inspector) and AMEC Earth & Environmental (base testing) are all reputable companies in their respective fields. The Quality Assurance documentation for the base and liner were prepared to a high standard.

Golder, AMEC E&E and Bel MK are each now part of the WSP engineering conglomerate. Engineering companies typically retain their project documentation for only 7 years, so any hard copy or electronic documentation still in existence is likely to be limited.

The silty sand base was provided as a cushion under the liner. It doesn't provide much leak resistance, but might assist underlying naturally-occurring gases to migrate to the perimeter.

Anecdotal information (ref Ted Stack; Trent Paulhus, Titan Environmental Containment) suggests a clay liner was installed in the lake excavation over the exposed bedrock.

Linear low-density polyethylene (LLDPE) is more elastic than other liner materials such as high density polyethylene (HDPE). So it has the advantage of being better able to handle deformation. It can also be manufactured in thinner sheets than other liner materials so is probably less expensive to supply/install. I don't have any insight on LLDPE longevity, but Layfield could provide guidance (Tyler Desrocher, regional sales manager, Layfield Plastics).

When I spoke to Tyler July 2023 he mentioned LLDPE had displaced HDPE in recent years for this type of application, so the LAHP installation would presumably have been one of their earlier LLDPE installations. (Layfield's project database goes back only to 2005.) He also mentioned that current practice with LLDPE is 30-40 mils thickness, versus the 20 mil liner installed at LAHP.

A Geomembrane Defect Detection (GDD) survey was conducted by Golder on the installed lake liner in November 2000 as a baseline. WSP (Kevin Spencer) has located a hard copy and has promised to send me a scanned version, but not yet received. A follow-up survey was apparently performed after lake filling (ref Ted Stack), but we do not have a copy of the report.

The 2001 Lake Management Plan indicated that the following geotechnical monitoring should continue long-term:

- Groundwater levels, piezometric pore pressures, slope stability assessments (several times each year)
- Geomembrane Defect Detection surveys (annually)

I have reviewed Board meeting minutes September 2002 – 2009: no references to lake management, geotechnical monitoring, etc.

AMEC/WSP provided me with a limited number of 2002-2005 AMEC electronic documents, which will be transferred to LAHPOA SharePoint. The documents indicate:

- Additional groundwater and slope stability monitoring services were provided from 2002 until 2004. Slope stability calculations were performed to determine setback distances from top of ravine slopes to property lines and to house locations.
- In 2005 AMEC:
  - Provided input for an updated Lake Management Plan (but we do not have a copy of the updated Plan).
  - Reiterated in a memo (unsigned) that slope stability monitoring should continue long-term.
  - Recommended in a memo (unsigned) that rock rip rap should be placed along the toe of the embankment for the southeast portion of Heritage Lake Drive (presumably from the Lake House to 25 HL Drive). The purpose of the rip rap would be to improve slope stability. The developer instead indicated that visual monitoring of the embankment slope would be performed in lieu of the rip rap.

The 2001 Lake Management Plan includes a Leak Management Plan, but it may be of limited use: either key information is missing from the Plan, or I am simply unable to properly interpret the instructions.

Geotechnical monitoring data 2001-2004 that we have in-hand (groundwater levels, slope stability) are of limited value since we cannot correlate the data with exact monitoring well locations.

My analysis of the original monitoring wells:

- the 2001-2002 monitoring data refers to nine monitoring well locations,
- of which four locations still physically exist (on 168 HL Drive property; beside 243 HL Drive; beside 60 H Landing; and behind 17 HL Terrace),
- of which only one is in the location identified on the IBI Plan drawing (243 HL Drive).
- Of the four existing well pairs only two (168 HL Drive and 17 HL Terrace) are in locations where slope stability monitoring would likely be of the most interest.

The Lake Management Plan describes the groundwater regime as complex (seeps, perched groundwater table). If after further evaluation LAHPOA decides to re-establish a geotechnical monitoring program, then multiple new wells in more relevant locations would likely be needed, and they would need to be monitored multiple times to allow meaningful analysis.

If the existing wells have not been maintained over the last 20 years, some rehabilitation may be required before readings can be taken.

Any wells that we monitor (except 243 HL Drive) would need to be surveyed to determine elevation and exact location.

The existing monitoring wells are padlocked; the locks would need to be cut off and replaced. The well pair behind 17 HL Terrace is located on County Environmental Reserve; I don't know who "owns" the pair and what permission might be required to monitor them. My earlier (2023) statements that the lake liner is 35 mil High Density Polyethylene (HDPE) are incorrect. The engineering drawings show it to be 20 mil Linear Low-Density Polyethylene (LLDPE).

Please note that I have not been a licensed engineer for 10 years. I need to be careful not to make any engineering declarations or decisions; those should be made only by a licensed engineer.

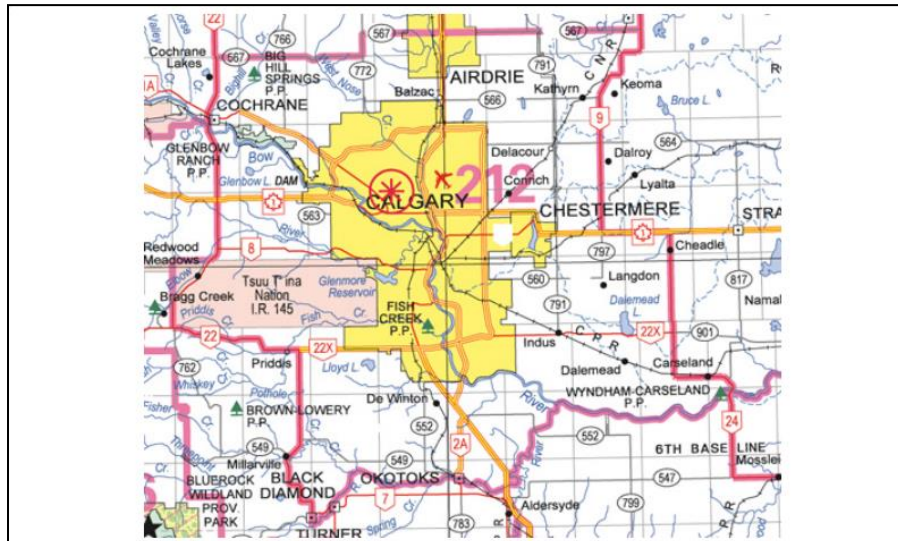
Name / Position	Contact Details	Contact Results
Ted Stack Developer Project Manager	<a href="mailto:ehstedstack@gmail.com">ehstedstack@gmail.com</a> 403.931.3594	Retired; Heritage Pointe. Ted/Rick/Gareth meeting 2024.06.10. Cooperative but limited recollections
Kevin Spencer Senior Geotechnical Eng. AMEC (now WSP)	<a href="mailto:kevin.spencer@wsp.com">kevin.spencer@wsp.com</a> 403.387.1775	<b>Current contact at WSP.</b> AMEC colleague of Gareth's in 1990's. Worked briefly on lake in 2000's.
Bill Lenz AMEC Project Manager	LinkedIn	Texas. Cooperative but limited recollections.
Lorne King AMEC Project Engineer / Mgr	LinkedIn 403.862.9641	Fort St. John, B.C. Groundwater monitoring. Cooperative but limited recollections.
Phil Bruch AMEC Geotechnical Eng.	<a href="mailto:pbruch@shaw.ca">pbruch@shaw.ca</a>	Saskatoon. Performed slope stability calculations. Cooperative but no recollections.
Mahmoud Mahmoud Golder Project Manager	<a href="mailto:mahmoudmahmoud@gesgeotech.com">mahmoudmahmoud@gesgeotech.com</a> 1.778.891.8664	Vancouver, B.C. Cooperative but limited recollections.
Tyler Desrocher Layfield Plastics Regional Sales Mgr	1.800.840.2884	Edmonton. Layfield supplied/installed the liner. Helpful technical resource.
Stephen Shawcross IBI Project Manager	LinkedIn	Did not respond to my LinkedIn contact. Not in Canada411.
Earle Kowalewich Golder Construction Manager	LinkedIn	Did not respond to my LinkedIn contact. Not in Canada411.
Kirk Morrison Bel MK Project Manager	Bel MK was acquired by Marshall Macklin Monaghan in 2005. MMM was then acquired by WSP in 2015	Could not locate
John Berry Bel MK		Could not locate. Listed in APEGA as retired.
Dale Dyrland Corix & predecessor companies	403.938.2350	Okotoks. Provided some recollections.

- Firearms in Canada are Federally regulated through the *Firearms Act* and related provisions of the *Criminal Code of Canada*. Under Section 2 of the Firearms Act, the Provincial Minister may choose to administer the Act via a Chief Firearms Officer (Alberta is one of 7 provinces that have a Provincial CFO)
  - [Firearms | Royal Canadian Mounted Police \(rcmp.ca\)](#)
  - [Alberta's Chief Firearms Office | Alberta.ca](#)
- Among the many Firearm regulations in Alberta, it is UNLAWFUL to discharge a firearm within 200 yards of any occupied building.

8. discharge a **weapon** within 183 m (200 yards) or cause a projectile from a **weapon** to pass within 183 m (200 yards) of any occupied building. Owners, occupants, or persons authorized by the owner or occupant are exempted, subject to local bylaws.

- The homeowners request to implement a policy whereby *“recreational outdoor use of guns of any kind are banned in the community”* is redundant and could conflict with Federal and Provincial Laws. Unlawful firearm use in a residential area MUST be reported immediately to the local law authorities so properly trained personal can respond to the incident.
- Anyone who legally owns a firearm will know these regulations. If those persons contravene a known Firearms Act, then they will certainly not adhere to an HOA policy.

Additional Information: *Heritage Lake falls inside Alberta Wildlife Management Unit 212, which is a Archery Only zone (no firearm hunting).*



[Click Here to view Map Legend](#)

### Calgary Wildlife Management Unit (212)

Commencing at the junction of highways 1A and 22 near Cochrane; thence northerly along highway 22 to secondary road 567; thence easterly along secondary road 567 to secondary road 772; thence northerly along secondary road 772 to secondary road 567; thence easterly along secondary road 567 to highway 9; thence southerly along highway 9 to highway 1; thence easterly along highway 1 to highway 24; thence southeasterly along highway 24 to the right bank of the Bow River; thence upstream along the right bank of the Bow River to the right bank of the Highwood River; thence upstream along the right bank of the Highwood River to a point directly opposite the mouth of the Sheep River; thence directly to the right bank of the Sheep River; thence upstream along the right bank of the Sheep River to highway 22; thence northerly and westerly along highway 22 to the western boundary of range 4, west of the 5th meridian; thence northerly along the western boundary of range 4, west of the 5th meridian to the northern boundary of township 23; thence easterly along the northern boundary of township 23 to highway 22; thence northerly along highway 22 to the point of commencement.



## Water Committee Key Meeting Discussion Items

a. Lake Management Plans – Jim and Colin

The WC has reviewed the contents of the historical lake management binders and has provided their thoughts and recommendations to the Board. The Board will consider the WC input as part of their forward planning process on this topic.

Gareth and Rick met with Ted Stack on June 10. Gareth has updated his report, which will be shared with the Board on June 24.

An additional piezometer/standpipe well pair was found along the shoreline at 169 HL Drive.

b. New “zodiac” style Fishing Boat:

The new “zodiac” style fishing boat has been inflated but was shipped with an outdated floor. Stryker Boats, from Coquitlam, BC, is shipping out a new floor at no further expense to the LAHP. When not in use, the boat should be pulled out of the water, or a cover used to keep the water (and algae) out.

**Recommendation:** Les to research purchasing a cover for the new boat.

**Answer:** \$135 plus delivery from Stryker Boats, Aldergrove BC.

c. Fly Fishing Clinic:

With no registrants for the May 4 or June 16 fly fishing clinics, there may be a need to take a hiatus from this program.

d. Upper Pond Fishing:

The LAHP Board of Directors wishes to thank the WC for their recommendation to resolve the congestion at the North Dock by so many young families wanting to fish there, however, this recommendation was not accepted by the Board for the following reasons:

- Max Menard from Smoky Trout Farm was contacted and confirmed that the 100 Rainbow Trout would die over the winter.
- Harvesting these fish after Thanksgiving would be a double standard to the regulations we have in place on the Lake.
- Also, if these trout die, a clean-up process would need to occur in the spring which also would present some issues.
- Additionally, there are potential issues with people fishing in the upper pond given the presence of the water fountain.

e. Fish Stocking:

The spring fish stocking occurred on the afternoon of June 17. 350 x 12-14” Tigers and 450 x 10-12” Tigers and 50 x 8-10” Tigers were added to the lake. Total cost, including delivery was \$8,652 leaving a \$6,348 balance for the Fall re-stocking.





A Facebook comment suggested that the Association look at lifting the “catch and release” policy. Management posted on Facebook that with a current cost of \$10.82 per fish, this policy would not gain much support from the WC or Board of Directors.

**Action Item:** Glenn to ask Max what the pros and cons are with Catch and Release vs Catch and No Release. What is the threshold for the quantity of a healthy fish population at LAHP? What are the signs to look for that would allow for harvesting of the fish?

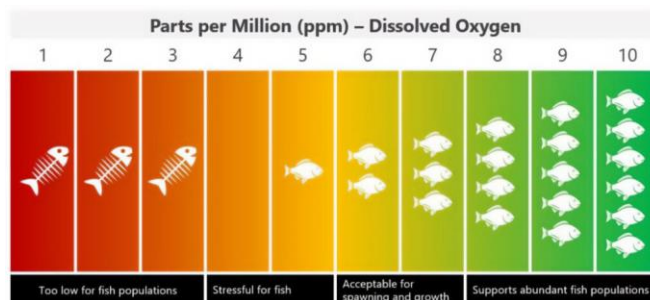
**Answer:** *Fish population in a situation like yours is strictly related to catch rates and condition factor. If you are catching fish on every cast and they are skinny, you have too many fish. If they are fat and still challenging to catch, then you are likely still at a very good population. I would encourage some catch and keep (maybe 4 or 5 fish per year per member). The fish do get old and die so its good to get some additional value out of them prior to that happening. The fish taste the best in late fall when the algae has died off so sometimes a thanksgiving fishing derby with a catch limit is a great way to do that.*

f. Turbidity Levels:

Date	14-June-24	
South Area of Lake	20'	
Central Area of Lake	19'	
North Area of Lake	19'	
Average	19.33'	

g. Oxygen Levels:

	23-Jan	31-Jan	07-Feb	23-Feb	03-Mar	08-Mar	18-Mar	17-Jun-24
Bottom of Lake	5.7	6	5.8	3.7	5	5	5.3	
Middle Layer	7.7	6.8	6.6	4.8	5.7	5.7	5.5	10.4
Surface	9.5	8.5	7.9	7	5.9	6.2	6	
Average	7.6	7.1	6.8	5.2	5.5	5	5.6	10.4



h. pH:

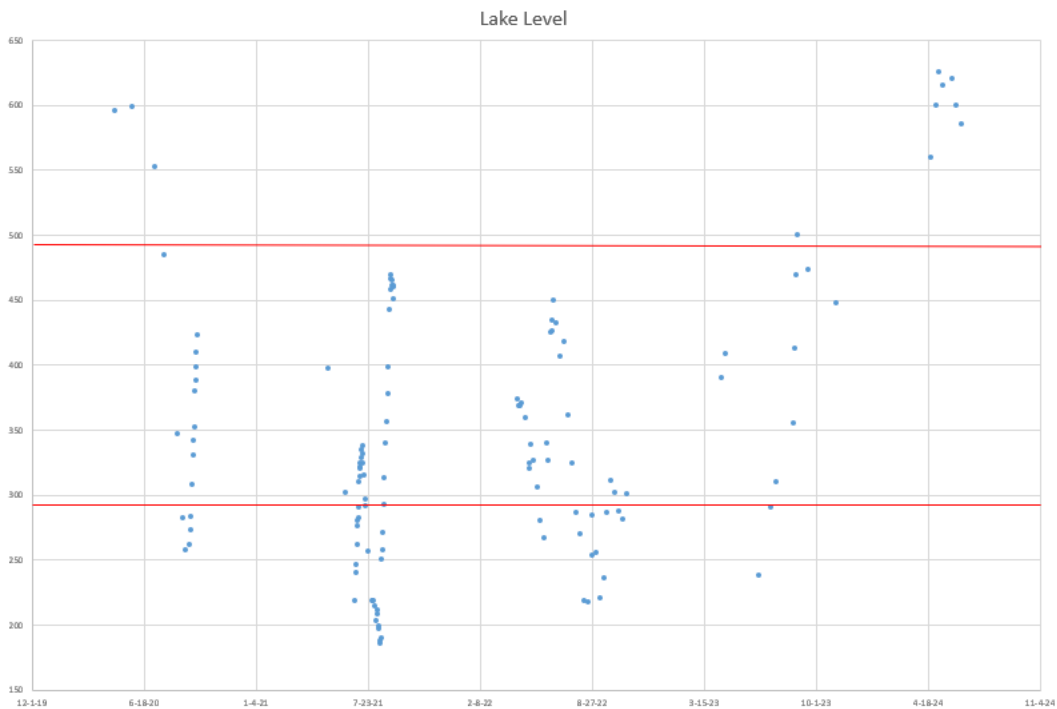
Date	15-Apr-24	15-May-24	14 June 24
South Area of Lake	7	8.86	9.09
Central Area of Lake	6		9.11
North Area of Lake	4	8.5	9.12
Average	5.67	8.62	9.11

**Action Item:** Glenn to ask Max what a preferred pH range would be.

**Answer:** *Trout can tolerate up to 9.5 ph. 9.1 is quite high. It's a bit stressful when stocking them but they adapt to it. You may notice them porposing like dolphins when they go in, that is a stress response, and they will calm down after a few minutes. If there is an algae bloom that can cause pH to spike a bit.*

i. Water Levels

On June 18, the water level was measured to be 585mm, down 15mm from a week prior.



**WQC Questions:** How are we managing refilling the lake with “fresh” raw water, while still managing cost, lake front homeowners, irrigation, etc? When is the best time to refill? Is it best to refill many times with less quantity or more quantity fewer times?

j. Temperature Levels:

Date	15-May-24	17 June 24	25 June 24
South Area of Lake	16.9C	17.4C	19.5C
Central Area of Lake			
North Area of Lake	14.4C		

The irrigation system is pressurized, and Divcon is working through the system, zone by zone, checking for leaks and adjusting sprinkler heads. Current watering schedule is two (2) 30-minute cycles per week per zone.

Drought concerns: Contractors, management, WQC and Board are all cognizant of the pending drought concerns and will be managing our water levels accordingly.

k. Application of Biologics

We are on schedule with our biologic application plan.

l. Migratory Bird Management

No goslings reported or observed.

The nesting loons are reported to have hatched two loonlets, with reports that one was recently victim to a hawk.

