

CHAPARRAL POINTE CONDOMINIUM BOARD
MINUTES OF BOARD MEETING
THURSDAY, APRIL 29, 2021 4 PM AT UNIT #31

In attendance: Sharon Johnson, Cheryl Hougesen, Joe Robbs, Connie Touw, Lorna Herdman, Eileen Bailey

This extraordinary emergency meeting was called to deal with concerns about Rocky Mountain Landscaping not living up to the terms of the Board's contract with them. The president reported that she had a telephone conversation with our manager, Katelyn, prior to the meeting. Katelyn had commented that she thinks communication with the landscapers is an ongoing issue that needs to be resolved. Two Board members reported that they have been contacted by disgruntled condo owners who are unhappy that spring clean-up has not yet been done this year. It was noted that Nick had removed the black knot from affected trees. The back flow test for irrigation requirement (city) has not yet been done and Nick has been asked to look after that. After some discussion it was decided that we should invite Steve, Nick and Charles from Rocky Mountain Landscaping to join the Board for a meeting in May to express our concerns. That meeting has since been scheduled for May 6th at Unit #31.

Since our last Board meeting in December we have received several concerns and questions from various unit owners. Among them are the following:

#11 – hole in living room window from an unknown cause. Chinook Windows replaced the broken pane.

#59 – during an especially windy and snowy spell, snow had sifted into the soffit area from unusual swirling wind action, leaving snow in the attic. One piece of soffit has been replaced with a solid piece, and the eavestrough was also replaced.

#2, #64, and #52 reported excess humidity from their main floor bathrooms. Weather inserted an aluminum elbow in the attic venting for each unit. The Board has advised that bathroom fans should be run for extended periods of time during very cold weather to push moisture through the venting. That could help prevent moisture freezing within the venting and creating blockages.

#31 had a break in the upper metal of the garage door, creating a 'wow'. The door was replaced. The owner is on the Board so did not take part in the discussion or decision for replacement.

#14 reported mould on the inside of the hatch to the attic. Repairs to that are owner responsibility as it is within the garage of the unit.

#119 reported that her unit is very cold on the outside north walls, particularly around electrical outlets. It was recommended that the owner put insulation in the outlets.

#107-ice reported in eavestrough. An eavestrough contractor inspected and dealt with the situation.

#98 – siding out of place on south side of unit. Siding was re-attached very quickly.

#134 requested permission to install an approved 16' awning. Granted.

#39 requested permission to replace deck with approved decking material. As dimensions and location from the previously approved deck, and materials, colour and railings were all as approved by Boards, permission was not required. The owner is a member of the Board and did not take part in the discussion and decision.

A Standard Insurable Unit Decision (S.I.U.D.) is required per Alberta Condominium Act as the complex insurance no longer covers improvements and betterments. Reliable Consulting gave a suggested description document. The Board studied it and made adjustments to cover this Condo's particulars. The Board then accepted the revised document which will be filed with Land Titles. A copy will then be put on the website.

We know that both of our sheds need a good cleaning. A Board member has offered to do that along with two other volunteers. They will dispose of items no longer required. We thank them for volunteering!

A Board member also volunteered to check the south and west fences to see where repairs are needed. A painter will be hired to paint the fence boards that were replaced last year.

A small piece of the roadway requiring a pavement patch was discussed. A pavement contractor will be consulted.

Re: Tree stump removal: After consulting with the owners of units affected by tree removal, the Board decided that a bush or decorative grasses would be an attractive and viable option.

It was recommended that we look for a licensed and insured handyman that we could call for general repairs when needed.

The meeting adjourned at 5:35 PM.