

# Chaparral Pointe Adult Village Condos

## Board of Directors Meeting

Jan 16, 2025

Held @ Unit 18 (Robin's)

1. **Call to Order & Verify a Quorum**

6:05 pm

Attendance- Cheryl, Robin, Ken, Joyce, Darryl, Dave (Remote)

2. **Approval of past meeting minutes**

*No amendments*

**Motion - Ken**

**Seconded - Joyce**

3. **Financial**

YTD - Approx. 16K under budget

Due to insurance reduction of 3K and Repairs and Maintenance of 10K

Approval of December 2024 & January 2025 financial statements

**Motion - Joyce**

**Seconded - Darryl**

4. **Committee Reports**

Landscaping

- Requested additional sand and gravel be put down in Dec and Jan, and was done @175/visit
- There is another similarly named Condo Organization in Chaparral called *Chaparral Pointe Condos*, we need to advise Go Smart they need to watch invoices carefully
- There are 2 trees outstanding that were not trimmed by Rocky Mountain Arborist, which will have to be done in spring, near Unit 52 and 83

Maintenance

- Unit 99 Basement Window leaking – Ken & Darryl will contact a handyman to get a quote on the repair, as well as Go Smart to provide a contractor for a quote, J.P. Contracting (Jerad Perkins) provided quote of \$2750.00, Darryl will contact him advising needs more detail on the quote, and Jerad needs to enter unit to see from the inside. This replacement will be financed through the Reserve Fund.  
**TO DO: Darryl obtain further detail on quote**
- Unit 47 – Side window beside front door – holes need to be filled and paint on trim – Ken will ask Instant Residential (Rob Sokulski) to provide quote on this.  
**TO DO: Ken obtain quote**

5. **Old Business**

- Meeting Minutes not uploaded yet for 2024 mtgs. Robin will contact Thomas Dirske, who was previously updating the website when new information or meeting minutes were to be added. Will have meeting minutes from May-Dec 2024, AGM 2024, and Jan 2025 minutes uploaded to Condo website. [CHAPARRAL](#)

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**TO DO: Robin make updates**

## 6. New Business

- Reserve Fund Planning -2025/2026 Fees

2026 Reserve Fund Expenditures

Dave will ask Go Smart to validate their recommendation for reserve fund contributions for Sept 25, 2026. Will reevaluate annually. **TO DO: Dave obtain info**

- New items to consider for bylaw changes.

Dave asked Go Smart for information on how bylaw changes are made, cost, what % of owners support required. ie/ Animal/Pet Size (two different sizes given in bylaws), Rentals/Air B&B, Air Conditioners.

- Maintenance item scheduling required- i.e. Gutter Cleaning

Darryl and Ken to review problem units in April to see how the eaves troughs look and decide if they need cleaning, also will look for any units that have downspouts pointed toward the front steps and will ensure they are redirected to drain into yard.

- Discussion-Website use

At the recent AGM some Owners requested a list of recommended contractors be provided on the Condo website. Discussion and agreement was that this is not an item for the Board to be undertaking and it should be done separately from the website. Suggestion is that Owners engage with each other to gather this information.

- Air conditioner Information

Ken provided information from Sub Zero on new modern Air Conditioners, Sound volumes are approx. 60dB. Would need to have bylaw changes, and need to provide specific sound, size, location. Next steps, determine the requirements for changing the bylaws. **TO DO: Dave obtain info**

- Shed Cleaning

Cheryl will ask Rocky Mountain for a quote

**TO DO: Cheryl obtain quote**

Lighting for inside, no electricity to the sheds, so will need it to be solar

Storage of siding and paint, etc. that is in the sheds

**TO DO: Ken/Darryl look into**

- Lighting on front and back of Units

Do not have any replacement lighting fixtures left

Will need to source a replacement light – approx. 100

**TO DO: Ken /Darryl look into**

- Summer Landscaping

Robin requested to look at Bird cherry tree in back of Unit 18 being trimmed back significantly or removed in spring.

## 7. Next Meeting

Thurs March 20

6:00 pm

Unit 103 (Cheryl's)

## 8. Adjournment

7:30pm

**Motion:** Cheryl

**Seconded:** Darryl