

Minutes of Chaparral Pointe Adult Condo Board Meeting  
April 18, 2012 9:30 AM  
Held at Unit 83

Attended by: Jim Lyall, Connie Toews, Shirley McCulloch, Bill Gibson, Sharon Johnson and Carol Lloyd of Condominium First

The balance in the petty cash remained at \$500.00, the social fund was \$ 91.66, and the Flower Fund was \$399.76. The revision of the financial statements for the year ending August 31, 2011 that was to be done, reflecting the correction of incorrect utility charges, has not been sent to the residents. Carol will check and see where that is in the system, and will move this process along. It was also questioned if a cleaning charge (not pertaining to our complex) had ever been reversed, as it did not show on the last monthly financial statement.

The minutes of December 13 incorrectly stated the amount of fine levied monthly against a unit in contravention of the bylaws regarding signage; it read as \$150.00, and the amount should have read \$250.00. This fine will remain in effect until the signs are removed. The unit owner is in serious delinquency situation with the Corporation. Carol advised that foreclosure procedures on that unit will take affect on Friday, April 20<sup>th</sup>, 2012. The required steps proceeding this have been followed.

The Board members will do a walk-around through the complex on May 9 at 1:00 PM. That will be adjusted, if required, according to weather conditions.

The Annual General Meeting is to be held Monday, November 5<sup>th</sup> at 7:00 PM, at a meeting place to still be arranged. Alberta Treasury Branch in Waldon shopping area will be approached, as they have a meeting room that can be used rent-free for meetings with up to 25 persons. The rental cost of the Lake Chaparral Recreation Centre has escalated alarmingly.

The privacy fence at a unit has been permanently fixed; a temporary repair was done during the winter.

One of the units will be recharged for repair costs for water leaking. The problem was not a leak in the foundation - it was a water pipe leak, so is the cost of the resident.

An owner had requested that the application for permission to install an air conditioner be considered by the Board for a third time. The Board members considered this carefully, with much discussion. It was moved that this not be done; and a letter be sent to the owner advising that the Board, having had spent much time and effort previously considering this question, with responsibility to the interest and well-being of the complex as a whole (as

stated within the bylaws), remain of the position that air conditioners would be too noisy in the confined area of the complex, and would compromise the esthetics of the complex, so deny the request. The Board will not be open to considering this application again. The motion was seconded and was carried.

It was noted that one of the residents had requested permission for an adult relative with two children to stay in that unit temporarily between possession dates of housing. As per the bylaws, children guests may stay for 60 days; a letter was sent stating that this is permissible, but must be limited to the 60 day time period.

The next meeting will be held on Friday, May 25, 2012, at 9:30 AM.

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Jim Lyall, Board Chairman  
Secretary

Sharon Johnson, Board