

Minutes of Board Meeting of Chaparral Pointe Adult Condos  
Friday, June 22, 2012 9:00 A.M.  
Held at Unit # 22

Attending: Jim Lyall, Connie Touw, Shirley McCulloch, Sharon Johnson, Bill Gibson, and Carol Lloyd of Condominium First

It was moved that the minutes of the last meeting (May 25, 2012) be adopted as previously distributed.

Carol gave a Manager's Report: she confirmed that if the Board is not satisfied with the mechanical contractor, Remi, another contractor can be chosen. Quotes have been received from Supreme Maintenance for the items the Board had listed on the spring walk-around.

It was moved and seconded that the painting of the Shaw cable boxes (\$2,340.00) and of the light standards (approximately \$1,240.00 for 4), not be done, as the cost was prohibitive. Motion passed.

Bill, in charge of maintain ace items for the Board, was very dissatisfied with the charges from Remi for the certifying of the backflow valves. He felt the shop time was overstated, and that digging boxes up was stated on the billing, but was not done. The billing was about \$1,200.00; he felt that \$900.00 would be a more reasonable cost for this. Carol will send them a letter informing Remi of our concerns. The Board would like to look at other mechanical contractors in the future. Carol will have some quotes from other companies for this service, and that will show if Remi's charges were the industry normal.

Curbside has quoted between \$8.00 and \$12.00 per tree to spray the trees in the complex. As there are about 142 trees, the cost would come to around \$1,500.00. The Board members discussed and felt this was a very necessary procedure. It was moved that we have Curbside do the spraying, seconded, and passed.

The painting of woodwork (apexs, window ledges, decorations, woodwork around garage doors, bases of outside walls along driveways, and above patio doors) was discussed. It was suggested that all the woodwork be done as one item. This would be cheaper than just a few boards done at a time, creating many callbacks for the maintainance contractor. If they were all replaced and painted at one time, this would create a capital expense; the cost for this would come from the reserve fund. Carol will get quotes for this, and request revised quotes from Superior for the repairs requested from the walk-about (so will now not include painting items).

A unit has wires hanging from the roof where the satellite dish had been. This

is unsightly and dangerous. Carol will send a letter to the unit owner stating that this must be repaired by the owner, at their cost.

Several Board members will visit stores and suppliers to check out styles of panelling for replacing damaged privacy fences.

A query will be sent to the condo website designers as to where they are posting certain information; the Board of Directors shown has not been updated to what had been advised.

The Board will look at the possibility of cleaning the eaves troughs in the spring in addition to the fall. There have been many costs incurred involving problems caused by overflowing eaves troughs. It is felt it would be more cost effective to clean them in the spring and avoid these problems.

One of the unit owners has advised the Board that he will not be physically able to do the staining of his deck. A Board members has volunteered to do this for him.

The Board discussed accessibility of the funds in the reserve fund, and what constitutes capital expenditures - which money from the reserve fund pays. The Board has long been dissatisfied with the items included, and not included, in the reserve, and feel that some of the maintenance necessary to keep the value of the capital assets should be considered capital costs. Carol will give us some examples of how other condo reserve fund calculations could work well for the complex.

The next Board meeting will be held August 17<sup>th</sup>, 2012. It will be at 9:00 A.M., at unit #23.

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Jim Lyall, Board chairman  
Secretary

Sharon Johnson, Board