

Minutes of Board Meeting of Chaparral Pointe Adult Condos  
May 25, 2012 at 9:30 AM  
Held at Unit 31

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

It was reported that the Petty Cash had \$ 500.00, the Social Fund had \$ 91.66 and the Flower Fund contains \$ 497.21.

The Chaparral Pointe Condo website was discussed. In the next newsletter, residents will be reminded of the website.

Curbside is taking care of the tree to be removed in the central grassed area of the complex. They will pick up the new tree to be installed and do the installation.

Carol advised that requests sent to the Condominium First website from the Chaparral Pointe Condo residents all go directly to her and to her assistant, Jayne. Residents should get a response very quickly.

An application from a unit owner had been received, requesting permission for the deck boards to be covered with a cedar deck veneer (vinyl) piece. This is screwed or glued to the deck boards. The colour and look of the covers were very close to the other deck stained boards, and staining would not be required. It was moved that the application be approved - with the stipulation that any future maintenance and replacement would be the responsibility of the owner. The motion was seconded, and was passed. As the Board felt there would be other applications for this from other residents, once the deck is done and shown to be durable and maintenance free, an application form will be prepared. This will show the specifications required, along with the terms of the owner's responsibility in future care, and it will be put on the complex website.

This is the year that the decks should be restained - it is done every second year. The notice will be put into a newsletter to the residents. It will advise that the stain is available in the north garbage building; that each resident will do their own staining. If a resident is physically unable to do their deck, they can advise the Board, and a volunteer can do it for them. The resident, however, must arrange for (prior to the staining) the deck to be cleared of everything on it (patio furniture, etc.), washed, and (after the staining) the patio furniture, etc. to be replaced.

Carol will check out Curbside's reports on the winterkilled junipers in several places in the complex; particularly noted were the ones in front of a unit on the north street and by the mailboxes.

An estimate has been given to the Board by Curbside on the job of cutting back the sod, putting new plastic edging, filling with new loam, and laying new sod in the sunken areas by front walks. The cost is \$ 6,025.00 for this to be fixed. The Board discussed this, and it was decided that this problem has to be fixed now, or it will get a lot worse, and become quite unsightly. It was moved that the Board accept the estimate and authorize that the work be done. It was seconded, and the motion was passed.

It has been arranged with the residents of units which have back flow valves (only located in one unit of each of the fourplexes in the complex) to be available on Tuesday, May 29, for Remi Mechanical to check these blow back valves.

Superior has done the checking and cleaning needed in the eavestroughing of units experiencing problems with them.

It was confirmed that the meeting room in the Alberta Treasury Branch of Waldon is booked for the Annual General Meeting for Monday, November 5, 2012 at 7:00 P.M. The room is booked from 6:30 to 8:30 that evening.

The next Board meeting will be held on June 15, 2012 at 9:00 A.M.

The complex barbeque will be held on July 21<sup>st</sup>, starting at 4:00 P.M. and the location will be at the northwest lawn area. Prime rib will be supplied, and a pot luck dishes will be requested from those attending. There is a charge of \$5.00 per person.

The planting of annuals and perennials in the flower pots at the gates, and any required by the postbox, will be done by volunteers..

The meeting was adjourned.

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Jim Lyall, Board Chairman  
Secretary

Sharon Johnson, Board