

Minutes of Chaparral Pointe Adult Condos Board Meeting
Monday, October 1, 2012
Held at 9:00 AM at Unit 22

In attendance were: Bill Gibson, Jim Lyall, Shirley McCulloch, Connie Touw, and Sharon Johnson

The Board met to go over the Reserve Fund Study Proposal received from Clear Path engineering firm.

The Board brought up items that they wanted to make sure were included/considered in the Study.

- to see how much is accumulated in each category on a regular basis - perhaps once a year.
- the proposal stated that it would not be able to physically examine our underground systems; we wanted it confirmed that moneys would still be set aside for this
- tree replacement is wanted in the Reserve Fund
- tree trimming is wanted in the Reserve Fund
- it is felt that the amounts for garage doors is overstated - the probable life is much longer than stated
- driveways need to be carefully assessed. There are some needing replacement immediately, instead of the far-off time period stated in prior studies
- the Board is considering replacing the wooden fence with sturdy vinyl. This is projected to be done one section at a time - perhaps the east side, along Chaparral Street would be done one year, then each side on other years.

The Board considered the proposal fully. It was moved that we accept the proposal, and authorize Clear Path to do a Reserve Fund Study. The motion was seconded, and passed.

The Board discussed the problems encountered with Curbside Landscaping. It is

felt the attitude of the emails about complaints are defensive, and not constructive. The lawnmowers are hitting the new eaves trough extensions and damaging them, and has been witnessed by residents. We are being told by the landscapers that they are not doing this, so creating an impasse. Jim will contact Carol and ask for a meeting with the owner of the landscaping company.

The AGM and possible prospective Board members was discussed. We are hoping that we will have more volunteers to serve.

The next Board meeting will be set by the new Board after elections at the AGM.

Jim Lyall, Chairman

Sharon Johnson, Secretary