

Minutes of Board Meeting - Chaparral Pointe Adult Condos  
Monday, September 17, 2012 9:00 A.M.  
Held at Unit #31

In attendance were Connie Touw, Shirley McCulloch, Jim Lyall, Bill Gibson, Sharon Johnson and Carol Lloyd of Condominium First

Appearing before the Board was Rudy Wouts of Clear Path Engineering Inc. He made a presentation regarding a new Reserve Fund Study, at the request of the Board.

Jim outlined the areas of concern with our existing Reserve Study. We want to see how much is accumulated in each area of cost (e.g. roofs or paving, at least once a year, in addition as to when the cost is expected to be incurred. We would also like more items, e.g. tree replacement, added.

Rudy gave a bit of background in his experience with reserve fund studies, that his group of engineers, etc. would visit the complex and review it thoroughly, showing potential problems along with assessing needs and timelines of required replacements. He felt that reserve fund studies should be updated more often than five years, and any changes (e.g. roofs being replaced through insurance) should be reflected immediately in the study. The biggest areas of cost in replacement is roofs, siding and windows. He felt the difference between current operating costs and reserve fund cost is something that is not repaired or fixed on an annual basis. He estimated that most condos need to have 25% to 30% of the fees going to the reserve fund.

The cost of a new study done by his company would be in the area of \$5,000.00 to \$5,200.00. An update would be in the area of \$900.00.

The Board decided to ask that Rudy present a proposal for the study; he will submit one within a few days. He felt that his company would be able to get it started in the near future; they would be able to check out grades and the outside area before snow would fall.

The Board thanked him for his time for the presentation.

There have been more complaints about parking in the complex. The problem areas have been residents parking on the streets, visitors parking overnight or long periods of time, parking in non designated areas, or too close to driveways.

The Board discussed this thoroughly and also checked out the complex bylaws, and the City of Calgary parking regulations. After much debate, we decided that the Bylaws were not explicit enough to deal with the required safety (e.g. large fire engines being needed to deal with emergencies) or comfort of residents.

It was moved and seconded that there will be no overnight parking allowed on the street. The motion was passed, with one Board member opposing.

A motion was made that we state compliance with the City of Calgary parking laws; a parked car must be 1.5 metres from a driveway. The motion was seconded and passed.

A newsletter with this information will be distributed to the residents.

The next meeting will be held at Unit #22 on Monday, October 1, 2012 at 9:00 A.M.

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Jim Lyall, Board Chairman

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Sharon Johnson, Board  
Secretary