

Chaparral Pointe Adult Condominium Board Meeting Minutes

August 8, 2013, 9:00 AM at Unit 31

In Attendance: Jim Lyall, Connie Touw, Norma Schultz, Shirley McCulloch, Sharon Johnson, Bill Gibson, and Carol Lloyd of FirstResidential Services

Carol gave a report of the state of the unit that has received legal judgement of foreclosure. She, along with 2 police officers, entered the unit to assess the condition. She reported that the unit was a safety hazard for adjoining units, with evidence of mice activity. The great quantity of molding food and boxed garbage contributed to this pest problem. The Court has appointed a real estate agent to list the property, and Carol will arrange cleaning of the unit in preparation for sale. The locks have been changed. Carol reported that the painter has returned to the unit to paint the wood trim (the owner refused to allow him to do it when the other units were painted). A pest control contractor is attending the unit every two weeks for three months to ensure the mice are eliminated.

The budget proposed had been approved by email by the Board members. The new budget will be mailed to unit owners.

A pet application for a prospective owner was received. Permission was given, as the dog was an elderly, quiet dog, and one pet is allowed by the complex Bylaws. It was noted that an owner of a unit applied for, and received permission, for a dog; it seems there is also a cat in the residence. As they are both old animals, this will be grandfathered, and allowed, but the resident will be informed that only one of the animals can be replaced after they have died. Two cats have been seen in another unit. The residents have not applied for permission for either of them. Jim suggested that the next newsletter bring up this subject, and state that pets must be approved, with a limit of 1 animal.

Road resurfacing in the complex may need to be done next year. Carol will get estimates for this; it was suggested that Lambert Brothers (who had done the previous resurfacing) be asked about the problem of stickiness experienced when the weather is hot. The resurfacing cost is a Reserve Fund item.

A unit has a problem with an unstable front step block that remains after several attempts to correct it. Carol will contact a contractor that deals with this type of structure for resolution.

The Board landscaping liason reported that the tree trimming in the complex has been mostly done well; she will meet with the landscapers to advise of trees that need further trimming.

A resident requested permission to have the evergreen tree in front of the unit shaped; and will personally pay the cost of this. Another owner may be willing to do the same with the evergreen in front of the unit. The price of this will be evaluated; this information will be accessed before the Board approves of this practice.

Washing of the outside of the units was discussed. As damage had been done to the siding by individual unit residents using pressure washers, it was felt that it would be more cost effective to have the complex siding washed by a professional contractor. Carol will get quotes for this. Next spring may be the best time to have this done.

A new phone list will be updated and given out to the residents when new residents have been added.

It was noted that the items sent to the website designers are not added in a timely manner. A Board member is still working on this.

Bill asked that any problems with the irrigation system be directed to him directly; this is to be put in the next newsletter.

As our Board Members were erecting signs on the boulevard on the east side of the complex, they experienced several confrontations from residents. Although the complaints were resolved, it was very unpleasant for the Board Members; they were doing services for the good of the complex at the time. It was suggested that the next newsletter again state that any complaints or problems be directed to the manager; and that the Board is made up of volunteers and acts in the best interest of the complex.

The next meeting will be on October 3, 2013 at 9:00 AM at Unit 31. Carol will contact the landscapers to be at the meeting, and we will discuss long term timing of expected and required services.

Arrangements for the complex Barbeque, to be held on Saturday, August 10, were finalized.

Jim Lyall, Board Chairman

Sharon Johnson, Board Secretary