

CHAPARRAL POINTE ADULT CONDOMINIUMS

BOARD MEETING MINUTES

DECEMBER 4, 2013 AT UNIT #31

In attendance were Jim Lyall, Heather Chamberlain, Peter Haggarty, Shirley McCulloch, Norma Schultz, Sharon Johnson, and Carol Lloyd, of FirstServices Residential.

Jim opened the meeting and the minutes from the last meeting were read. Heather, Peter, and Cheyenne (absent) were welcomed to the Board. Positions on the Board were discussed and appointed. They are: Chairman - Jim Lyall, Vice-Chairman - Pete Haggarty, Secretary – Sharon Johnson, Treasurer – Shirley McCulloch, Landscaping Liaison – Norma Schultz, Maintenance Liaison – Pete Haggarty, Members-at-large – Cheyenne Steffen and Heather Chamberlain.

Carol reported of recent developments: The Unit under foreclosure was relisted on November 20, with a lower price, so it is hoped that will assist in completing a sale. There are still costs owing for legal that have not been paid as the funds are not in the operating account at this time. As the resident has requested to know the amount that is owing on the unit to end the foreclosure procedure, these costs must be added to the receivable from the unit. The amount to pay the legal costs will be borrowed from the reserve fund and repaid when the house sells or the resident pays the amount owing the corporation.

She reported that a garage door at one of the units requires repairs; this has been booked with All Kind Doors.

A quote for snow shovelling and winter work was received from Peter Hughes Landscaping. It was noted that the snow shovelling and street clearing with Curbside during and after the last storm was very good, so for now the Board will continue with that contractor. The snow is piled quite

high at this time; it was decided that snow hauling away from the complex was not required unless more snow falls in the immediate future.

The Improvement and Betterment Form was missed being sent to some of the residents. This will be taken care of by Carol.

The landscaping liaison gave some updating of landscaping and other issues. The siding washing will be done in the spring. Carol will get new quotes; Crystal cleaning was suggested as the water travels through the cleaning brushes, so would prevent damage of water pressure displacing or getting under the siding. Carol will tentatively book this cleaning to avoid the problem of no availability of the contractor. It was pointed out that some eavestrophs would need caulking. Carol is still negotiating with Gutter Doctor about the mess left after their cleaning of our eavestrophs. The landscaping liaison reported that she will be continuing to work with Curbside in stopping extra (and unneeded) gravelling and ice melt use.

The Board would like to have snow contracting and landscaping contracting divided on our financial statements. This would be a better analysis tool for assessing costs. Carol will take care of that. The budget numbers showing on the monthly statements will not be able to be changed to this breakdown at this time. The Board also would like the billings from Superior to be itemized as to what repairs are being done. Carol will work on this.

It was agreed by the Board members to give Bill Gibson a gift basket and card expressing thanks for his many years of service as a Director.

A newsletter will be given out to the residents. This will include a new phone list and a complex map showing allowed parking. The complex website will be mentioned.

The next meeting will be held on Monday, January 13th, 2014 at 9:00 AM at Unit # 31.

Jim Lyall, Chairman of the Board

Sharon Johnson, Secretary