

CHAPARRAL POINTE ADULT CONDOMINIUMS  
BOARD MEETING MINUTES

JANUARY 14, 2014 9:00 A.M. AT UNIT 31

In attendance were: Jim Lyall, Peter Haggarty, Shirley McCulloch, Heather Chamberlain, Cheyenne Steffen, Norma Schultz and Sharon Johnson. Carol Lloyd was unable to attend due to illness, but had previously sent a manager's report to the Board members.

There are problems being encountered with our current condo website. Board members want ease of navigating the site and timeliness of posting minutes and other documents to be improved. A Board member volunteered to set up a new website for the condo. This will be done before the contract with condo-x expires in the spring.

Curbside, our landscaping contractor, has given notice that they are ending the contract with the complex. Carol had found another landscaping contractor (Rocky Mountain Landscapes Ltd.) that would be willing to finish the winter snow clearing duties for the condo. At that time the contractor's performance can be assessed, and the Board could choose to look for another contractor or to contract for yearly services with Rocky Mountain. As a contractor is required immediately, and the price quoted for services were lower on some items, or very similar on others, to what was currently being paid, the Board has decided this would be a good solution. It was moved, and seconded, that Rocky Mountain Landscapes be contracted to do snow removal for the remainder of the 2014 winter. The motion was passed. The Board landscaping co-ordinator will meet with Steve, from Rocky Mountain, to discuss our requirements. It was decided that trying to maintain a path along the side of the road for pedestrians was not proving to work very well, and that it was safer to walk on the road on snow that has been packed down by vehicles. Another landscaper possibility, Springer, was brought forward, and will be looked at when we are hiring a

yearly contractor.

The manager's report has advised that the unit in the process of foreclosure has had quite a few perspective buyer showings, so the realtor is hopeful there will be a sale soon. The realtor had hoped that the furniture could be removed as it was felt it would show better without it, but the Courts make any of these decisions. The Board wishes to pass along a suggestion to the courts that a lower price may also assist in a faster sale.

Several units reported frost buildup on bedroom windows and cold air coming from window edges or wall electrical outlets. The Board discussed and felt these were problems to be solved by the unit owners. Suggestions that humidity levels be adjusted and improved air circulation on windows could probably solve the frost on windows. More insulation around the electrical boxes within the wall could cut down on drafts from them.

A new Board member volunteered to attend the Canadian Condominium Institute course for Board members. Registration will be done for this.

The treasurer reported \$375.53 in petty cash, \$52.44 in the social fund, and \$702.78 in the flower fund.

No date was set for the next meeting. The Board members will attend to matters by email during the rest of the winter, and will set a time closer to the spring.

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Jim Lyall, Board chairman  
Secretary

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Sharon Johnson, Board

