

# CHAPARRAL POINTE ADULT CONDOMINIUM

## BOARD MEETING MINUTES

JULY 2, 2013 9:00 AM AT UNIT 31

Attending: Jim Lyall, Shirley McCulloch, Connie Touw, Bill Gibson, Sharon Johnson, and Carol Lloyd of FirstResidential Service.

FirstResidential has ordered the tree spraying and black knott treatment, per the quote from Curbside. A Board member will work directly with the landscapers as to timing, etc., of this work. It is felt that most of the trees in the complex are in good shape. A list of trees in the complex that needed pruning and those that needed removing was presented. After discussion regarding the merits of retaining versus removing these trees, it was moved that we get a price estimate for the removal of these trees. The motion was seconded, and passed. The quote will be approved or rejected by email vote when the price estimate is presented.

Carol reported that David, of Superior Building Services, and Matt of Harding's Painting are coordinating efforts to accomplish the painting of the trims of all units. Matt plans to start on July 2, but needed confirmation of the paint colours. It was agreed by the Board to let the painter choose the shade that is closest to the existing colours, as weathering had probably changed the colours over the years.

Two garage doors have required replacing; One has been replaced, and the other is still to be done. Both are results of normal wear and tear, and the cost will be paid from the Reserve Fund.

Dave, of Superior Building Services, will continue working of repairs that were on the list from the Board walk-through.

It was reported that the petty cash balance was \$430.62, the amount in the Social Fund was \$67.00, and the Flower Fund is at \$645.15.

A pet application form will be sent out with the coming newsletter; there seem to be more than the Board has approved. Other items the Board felt should be included in the newsletter are: reminders to comply with the speed limit set out in the bylaws, that the bottle and can donations are for the flower fund (and is not for recycling), there is no overnight parking on the streets, the upcoming complex barbeque, and that stain for decks can be found in the north garbage building.

There has been a problem with the grass on the boulevard on the outside of the east fences. This is City land, but our Corporation is responsible for the maintenance of it. As it is on the way to an area that residents of the neighborhood take their dogs to run and defecate, this grass seems to suffer the same fate. A board member will look into signs that can be placed on the grass to discourage this.

The AGM date was discussed. Wednesday, November 13 was proposed. We will contact the ATB in Waldon to see if they would let us use their meeting room again this year. Rudy, of ClearPath Engineering, the firm that did the revision of the Reserve Fund Study, had volunteered to attend. He will be invited to be there.

The complex barbeque will be held on Saturday, August 10, 2013. It will be held in the grassed area in the northwest corner of the complex. Roast beef will be served again this year. There will be a charge of \$5.00 per person to cover costs of the meat and supplies.

The next meeting will be held on Thursday, August 8, 2013, at 9:00 AM at Unit #31.

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Jim Lyall, Chairman

Sharon Johnson, Secretary

