

## Chaparral Pointe Adult Condominiums Board Meeting

May 16, 2013 9:00 AM

Held at Unit 31

Attending: Jim Lyall, Shirley McCulloch, Connie Touw, Bill Gibson, Norma Shultz, Sharon Johnson, and Carol Lloyd of Condominium First.

As requested by the Board, Rudy and Hasina of Clear Path were also in attendance.

The Board pointed out several items in the Reserve Fund Study Plan that needed to be changed or clarified.

There was a category listing replacement of patio railings, with \$3,000.00 allocated at this time. These were installed by the owners, and they are responsible for replacement of them. This category will be removed, with the funds moving to parking for this year.

The amounts allocated for asphalt were questioned. Rudy explained that the \$3,500.00 this year and every 5 years would be the amount required to repair cracks in the street pavement to maintain the road. He also explained that the amount of \$15,000.00 allocated for garage aprons would also resolve some of the road cracking along those aprons.

The Board requested that each year a breakdown of how much is currently accumulated, in each category, at that time, be provided.

The Board felt that the \$5,000.00 every 10 years for Landscape and Drainage should be allocated at shorter time periods. This will be changed to every three years or so.

The Board has been considering replacing wooden fencing with long durability vinyl fencing. This would be done in stages – one side of fence at a time. Rudy felt that the amount that would be spend on wooden fencing would come

from funds in the Plan; the extra expenditure above that would have to come from operating funds.

One of the suggestions made in the Study was that the vinyl siding should be power washed within the next year. Rudy noted that power washing should be done at an angle from above, to prevent water getting between the siding and the wood and causing problems. Using a brush would also avoid this problem.

The east fence – along Chaparral Street – is badly in need of replacement in 2014, and will be a separate line item.

There were some items in the notes that needed changing;

3.1 – Building Exterior -Item #01 – read that the roof was repaired in 2011. In fact, new roofs were installed

Item #19 – Patio Railings – this paragraph will be removed

It was moved, and seconded that the Reserve Fund Plan, with the above changes and adjustments, be accepted. Passed.

After the corrected Study is complete, and accepted by the Board, the copies for all the unit owners will be brought to the Board members, and the Board will hand deliver, to save large amounts in postage.

The previous minutes had reported that a diseased tree in our complex was hanging over a neighbor's private land. In fact, the tree is in the private yard of the neighbor, but was hanging over, and leaning against the complex fence. The tree branch has been trimmed, and the tree was judged as not being diseased. However, the fence has been damaged where the tree branch was. This will be discussed with that neighboring property owner, and will be hopefully fixed at their expense. Carol will write to the private homeowner in this regard.

The next meeting was set for Tuesday, July 2, 2013 at 9:00 AM at Unit 31.

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Jim Lyall, Board Chairman

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Sharon Johnson, Board Secretary