

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING
JUNE 28, 2017 AT 4:30 PM HELD AT UNIT #31

In attendance: Eileen Bailey, Heather Chamberlain, Sharon Johnson, Peter Haggarty, Norma Schultz and Bart Nicholls of FirstService Residential

Bart reported that he has requested fridge magnets with FirstService new emergency numbers. As this has been done in the past by FirstService, and residents find it very useful, some will be made up in the near future.

The deck frame that has rotted on one of the units has been repaired. Another unit had a rooftop vent that blew off; it has been replaced.

Incorrect information on garage doors had been given by FirstService to a few units; letters of apology and clarification have gone out to the owners.

A letter was sent to one of the units asking that the lawn ornaments around the Enmax box be removed. This is as per Enmax regulations; clear access to any of their boxes is required.

The cheque for the donation in memory of a recently passed resident will be sent immediately.

Bart is still working on supplying work orders, etc. required to try to get a credit on the FirstService Maintenance division final invoice.

A unit on the north side of the complex has complained of gophers digging holes in the grassed area of the unit. This is a problem that has been ongoing for years as voles and gophers are in the transportation corridor fields beside the complex. Some residents have reportedly been feeding rabbits; this attracts the rodents. The Board has learned of a device that gives off noises that apparently deters gophers. Several of these devices will be purchased as an experiment and used with the co-operation of the unit owners. As poisoning is too dangerous for dogs, etc. in the area, it is hoped this may be a solution.

For a number of years, the Board meeting minutes have not quoted unit number or names of owners, as the previous manager had advised this was contrary to privacy laws. The current manager has advised that names of unit owners

cannot show in minutes, but unit numbers may be given (except in cases that identifying the unit could be damaging or affect the community's well being).

The organic waste bins have been delivered to the complex. They are blue, so Board members have labelled them as composting to avoid confusion with recycling. Pick up by GFL of the organic waste began on June 23rd. It is noted that with this contractor, animal waste is not to be put in the bins.

A unit had an outside foundation crack causing leaking; this has now been repaired. The corporation will only be responsible for payment of repairs of the crack and access to repair that crack.

Guesstimates of the maintenance repairs required (as per the list compiled from the Board walk-about) at the complex will be requested for budget purposes.

Complaints were lodged over a tree removed from the mailbox area. Several residents felt the tree was healthy, and should not be removed. The tree was damaged in the September, 2014 snowstorm and has been monitored since that time. It was showing signs of stress and not functioning in a healthy manner. As it was feared that it could break easily in wind storms and damage property, it was cut down. During the removal process, it snapped off very easily, and it was confirmed it was rotted internally. Letters of explanation, with pictures showing the internal damage, will be sent explaining the rationale of the removal decision. The letters will also reflect the Board's regret that the decision that had to be made impacted the residents affected. The tree removed is important for the resident's privacy as the mailbox, of course, experiences high volumes of people traffic. Because of this, a larger, more mature tree will be planted as soon as stump removal allows.

A willow tree in front of Unit #99 is being monitored for similar damage. It is hoped that simply pruning can suffice and the tree can be saved; the tree will be inspected by experts to assess it's health. Other trees in the complex are being similarly monitored.

The treasurer reported the balance in petty cash was \$ 248.06.

The next meeting will be held on Wednesday, July 26th, 2017, at 4:30 PM at Unit #43.