

Chaparral Pointe Adult Village
Minutes of the Meeting of the Board of Directors

Date: August 3, 2023

Time: 2:00 pm

Location: Windsor Rose Restaurant

In attendance: Joe Robbs, Trish Weatherup, Mike Dann, Peter Haggerty, Dave Davies

cc: Go Smart Property Managers

Update on the Window Project - Joe

Joe reported we are 50% complete with very few glitches. All backs north row are complete. Front facing on north, all done except for 100 which has been found to have damage and will need remediation. North facing south units 3, 7 TBD. South row north facing complete. Unit 23 will be complete Aug 8 and unit 31, Aug. 9th followed by the backs facing north. These are units 2-22. 3 units have been found to have structural damage and Rob and Joe are arranging for that work to be done through **Arcworks** who were on site today and will provide a quote and Rain or Shine. Even though they will provide a quote, they said until they investigate further, the costs could be higher or lower, it's uncertain. All old wood will be replaced with new on all units.

Basement Windows – Discussion took place. All in attendance agreed that these windows, currently on the schedule for year 3 should maybe be considered to be replaced on an as needed basis rather than all of them. It was felt that a lot is involved in replacing these including structural considerations. We will revisit this discussion at a later date but generally all were in favor of this deviation in the original plan.

Pickup of old windows – Habitat for Humanity has been contacted to see if they would be interested in taking the old windows. This would save us on hauling and dumping fees.

ACTION: Rob (Joe) to follow up on this.

Roadway Patching – Tiger Paving was on site and recommended we do nothing this year. This will be a carry forward item to 2023.24.

ACTION: Trish will start an e-file for all items to be carried forward to the 2023.24 budget year.

Capital Improvements – Trish presented capital improvement items totalling \$25,473

Front Fence painting – cost \$6195.00

ACTION: Peter will have this requested with his contact.

ACTION.CONCLUSION – for now this may be a carry forward budget item for next year. Trish will document.

Garage Door painting – we got a quote of \$420 per door to repaint the doors. Discussion.

ACTION: This will be a carry forward item for spring 2023.24. Trish will document.

Back Decks – Mike and Peter identified decks that need to be restained. There are 19 stained decks total. This is a board responsibility. They are currently getting quotes. Rain or Shine came in at \$1775 for the 12 X 8 decks and \$1150 for the 8 X 24 decks. The stain will be Cloverdale Sharkskin, Color Canyon: Code EX109. Peter mentioned that he would like to get one other quote from Alta Pro Painting.

Motion: Peter

Second: Mike to get the additional quote before proceeding. All in attendance agreed this is a good idea. This project will proceed this summer. Home owners will be responsible for moving everything off their decks temporarily while the work is being done.

Upgrades – Mike, Dave & Peter did a walk about to identify paint touch ups etc that need to get done. Peter has a detailed list. The total will be somewhere around \$18,000. All board members were in favor.

ACTION: Mike.Peter to make arrangements with Rain or Shine and were given a budget of \$20,000 maximum to proceed with the work this year.

Outside Sconces – Mike feels strongly that we will have to replace these in the near future. All agreed this will be deferred to 2023.24 budget year to complete. 3

Pest Control – Dave reported Cal Rid have been on the property a number of times to remediate our gopher issue but feel that isn't much they can do to totally eradicate them because of the nearby field.

Landscaping– Mike

Mike reported we are having the usual non-response issues with RML. He has reached out to Steve again and will stay on it. Mike and Peter would like to hire an arborist to deal with some of the tree trimming that needs to get done and in particular see if there are any issues at Unit 95 as the owner thinks. Discussion revealed all in attendance were in favor.

ACTION: Trish to ask GoSmart to contact Spruce It Up to set up an account.

Budget Revisit - Trish expressed concern over presenting a 0% budget increase for 2023.2024 considering all the projects we would like to complete this year and next. She presented a proposal for a 3% increase. Discussion took place and all were in agreement.

Motion: Mike

Secunder: Peter

All in attendance agreed.

ACTION: GOSMART to revise the budget for 2023.24 to reflect a 3% increase across the board so it can be sent out to residents.

Communication - Trish reported that she would like to send out a brief newsletter to all residents shortly after each board meeting to try and eliminate some of the miscommunication that can happen. All in attendance were in favor.

Adjournment – The meeting adjourned at 3:10 pm.

Motion: Dave

Secunder: Mike

Next meeting: Windsor Rose Quiet Room, 2:00 – 4:00 pm, -