

## CHAPARRAL POINTE ADULT CONDOMINIUMS

### MINUTES OF BOARD MEETING

APRIL 13, 2016 4:30 PM AT UNIT #31

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

Voles have been in evidence on the north side of the complex. The Board will look into possible poisons that can be put into holes and would not be a danger to any dogs or cats.

Timing of the Reserve Fund Study was discussed. It is not due for two more years, and as there have not been any large expenditures that would affect it since the last Study there is no need to do another one before that time.

Eavestrough cleaning should be done soon. A company that was recommended to the Board was "Gary's". There are still repairs needed; it needs to be done with experienced personnel and needs to be done with a hose and water, as a visual check during dry conditions will not find the problems. Bart will check these items out.

The Treasurer questioned the costs posted in February. Bart reported that there are maintenance charges that had been missed being billed previously. He will supply the Board with copies of these charges with details of work performed.

The Landscape liaison has been pleased with the work that our landscaper has performed so far this spring. New trees will be planted in June (area) after the ground is thoroughly thawed. Sixteen trees in the complex have black knot – the landscaper had been authorized to treat that. It has been completed now. The cost of this treatment totalled about \$240.00.

With many new residents in the complex, it was suggested that pet and recycling rules and guidelines be given out to those new residents. A notice should also be given to all owners that they may want to review who their emergency contacts are; there could be changes of circumstance since the information was initially given.

Bart will contact the maintenance contractor to set up a date for a walk-around with the Board sometime during May.

There have been issues with dogs running loose and barking within the complex. The by-laws state that any animals must be leashed and accompanied. Incidents should be reported to Bart, and he will send a letter to the offending units.

The next meeting will be held on Wednesday, May 25<sup>th</sup> at 2:30 PM at Unit #31.

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Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary