CHAPARRAL POINTE ADULT CONDOMINIUMS

BOARD MEETING MINUTES

APRIL 16, 2014   9:00 A.M. UNIT 31

In attendance were: Cheyenne Steffen, Sharon Johnson, Shirley McCulloch, Norma Schultz, Heather Chamberlain, Jim Lyall, and Carol Lloyd of FirstResidential.   Peter Haggarty was unable to attend.

The unit going through the process of foreclosing has been sold by Court order.   The outstanding condo fees from this unit have been paid in full to the Corporation.   On May 7, 2014, the Court will assess the costs (legal, etc.) to be awarded.   The new owner has taken possession.

A quote has been requested for eaves trough cleaning from several companies.

Rocky View Landscaping will start the spring clean up very soon.

A request has been given to Bow River paving to review the road and provide a quote. Lambert Brothers will also be approached for this.

A window repair that arose has brought up the question of whether the owner is responsible, or if the Corporation is. The Condo Boards, both past and present, have always believed that this is the Corporation's cost.   The By-laws seem to read that it is the owner cost, but Board members feel there was a Special Resolution clarifying that the cost of windows would be to the Corporation.   A search of Land Titles showed this Special Resolution was never registered. The original Resolution was found. It was moved, seconded, and passed that this Special Resolution be distributed to the owners for a vote.   It is hoped the 75% vote in favour will be reached, and if so, it will be submitted to Land Titles for registration.

After discussion, the Board decided to proceed with a power washing (preferably done with a brush) of the outside of the units. Carol will confirm the price with Crystal Clear, and email the cost for the Board member's final approval.   It was decided that Carol will approach Gutter Doctor, question them about the clean-up after the fall, 2013, gutter cleaning they did, and

perhaps look for a discounted price for a gutter cleaning in the fall of 2014. It was felt that the gutters did not need a cleaning this spring, but will need it by the fall.

A unit owner had contacted FirstResidential for a repair on the rolling mechanism of the garage door. It was the weekend; he was adamant that the repair be done immediately, so costs were much higher than if it could be done during the week. The Board recognizes that although there are extenuating circumstances in this case, a diplomatic letter will be sent outlining the higher cost paid with suggestions of how this could have been dealt with more economically.

The Board members will do walkarounds to see what items need repair. Dave from Superior will accompany. Carol will contact Dave to see if he would be available on May 5th and May 7th, at 9:00 A.M. for this; inclement weather, etc., could change the days. A spread sheet listing will attempt to show type of repair, unit, location, whether done, and billing inclusion.

Carol will contact the mechanical contractors to set up the meter for the sprinkler system. It is stored in the north garbage building. Then she will contact the sprinkler system maintenance contractor to do the spring turn on. Norma continues to work with the landscapers as they proceed with spring procedures.

A unit owner had made an application for a cat enclosure; she has since decided not to proceed with this. She had also made an application for a structure with permanent roofing and screened sides on the deck. As this was to be attached to the building, it was not accepted. Past Boards have approved temporary free-standing screened enclosures; this is acceptable to the Board and the resident.

A Board member has constructed a website for the condo, and displayed the features to the Board. This will be a cost savings, as well as give the Board easier access for timely posting of minutes, etc. The Board was very impressed and very appreciative.

The next meeting will be on Wednesday, May 21st at 9:00 A.M, at Unit 31.

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Jim Lyall, Board Chairman   Sharon Johnson, Board Secretary