

CHAPARRAL POINTE ADULT CONDOMINIUMS

MINUTES OF BOARD MEETING

FEBRUARY 24, 2016 4:30 PM AT UNIT #31

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

The maintenance costs incurred in the current financial year are above those budgeted; this is mainly due to unexpected costs of basement repairs required after window issues caused damage.

The Board has decided that at least one winter plowing of the roads must be included in the next year's budget. It is a costly procedure and is only done when absolutely necessary, but the last several winters it has been required.

The Board Chairman and Landscaping Liaison reported on a meeting with our landscaping contractor. He fully realizes that the performance of the landscaping duties for 2016 will need to be much better than the previous year to ensure that he will be retained. Expectations on both sides were discussed, with communication between the Condo and his workers being very important. An example cited was in piling of snow from the roadways; instructions had been given to the landscaper as to where snow could and could not be piled. The operators did not receive the instructions from the manager, and immediately put snow from the roadway onto lawns. As this road snow contains sand and salt, the lawns could be damaged when the snow melts. The landscaper has advised the Board that any lawn damaged by this error will be replaced free of charge.

A new phone list will be distributed soon to the residents. Reminders will be given to those units who have not responded to the previous information/permission letters given out.

Bart reported on progress or action on items from the prior meeting. The Board members found his method of reporting efficient and thorough. The Board had been concerned that there were unauthorized owners' expense costs being charged to the Corporation. From searching out these invoices, it appears that any cost of

this type showing currently on billings is very small and impossible to determine. The importance of itemized billings was again stressed.

It has been noted that school buses are using the complex roadway. As this is a large weight on the pavement, the Board members will try to discover what authority can be advised of this practice so it will stop.

Fencing for the east (street) side of the complex will be considered at one of the next meetings. Cost and the amount designated in the Reserve will be deciding factors.

The next meeting will be on Wednesday, April 13th at 4:30 PM at Unit 31.

Items for a newsletter were suggested: recycling misuse, the flower fund, parking on the street, and a phone list.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary