

## CHAPARRAL POINTE ADULT CONDOMINIUMS

### MINUTES OF BOARD MEETING

JANUARY 13, 2015 HELD AT UNIT 31 AT 4:30 P.M.

Attending: Norma Schultz, Peter Haggarty, Shirley McCulloch, Heather Chamberlain, Sharon Johnson and Carol Lloyd of FirstResidential Services

A contract from Curb Side Maintenance for summer landscaping services has been presented to the Board at their request. This was discussed. There are several items that the Board needs to have specified in or removed from this contract. The Board liaison will coordinate this with Curb Side to our needs. The Board is accepting of the price of \$19,8880.00 for the year contract and the additional cost of the weeding of \$38.00 per hour, allowing 2 ½ hours per week. For weeding, the complex will comprise of 4 sections, with one section per week being done, so each section is weeded once a month.

Carol will advise Rocky Mountain Landscapes Ltd. that the Board is pleased with their winter snow clearing and would like to renew the contract for the winter of 2015–2016, but will not be renewing the summer season landscaping contract for 2015.

The residents of a unit have been reported to be continuously parking on the street – often overnight. Several letters have already been sent, and ignored. A registered letter will be sent to the unit, quoting the parking bylaws. If they continue to park on the street, fines will be levied, or the vehicles will be towed away. The issue of parking will be set out in the next newsletter.

Several units are still experiencing leaking on the doorstep or at the sidewalk corner of the garage. Carol will contact the eavestrough installers to find and repair these leaks.

It was moved, seconded, and passed that the Board should purchase a laptop and printer, for Board use – with a maximum cost of \$1,500.00. A Board member will research this and report back to the Board.

It was reported that the Atco Gas Gate Station being built in the transportation corridor to the northwest of the complex will be two buildings (one story high) and will be fenced. This is projected to be completed late summer 2015. A pipeline to this compression station will be installed during the year as well.

There has not been a hearing yet for Enmax Transmission lines. An engineer at Enmax will advise Board members of what would need to be done to register complaints.

The Off-leash Dog Park proposed for the utility corridor north of the complex has had positive support. 69% of feedback forms and 58% of the open house attendees were in favor

of the park. 80% respondents were dog owners, stating that they would use the area. The most frequent concerns (also voiced by the complex Board and residents) were about increased traffic and parking, with the subsequent noise and safety violations, on Chaparral Street. The Board will continue to lobby against the off-leash area, with heavy traffic, mud from the unpaved access road, probable atv and dirt bike activity annoyance, animal feces and garbage not picked up, being some of the problems anticipated. It was suggested that the BFI dump site on 194<sup>th</sup> Avenue be converted to off-leash area when the dump is finished. The Board member liaison will continue to provide feedback from the Board to the City.

At this date there is \$ 306.50 in the petty cash, \$ 36.29 in the social fund, and \$ 798.40 in the flower fund.

The next meeting will be Monday, February 9<sup>th</sup> at 4:30 P.M. at Unit # 31.

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Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary