

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING
THURSDAY, JANUARY 28, 2016, 4:30 PM AT UNIT 31

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

Bart Nicholls was welcomed as our new Manager at FirstService. A suggested letter introducing him to the complex residents was reviewed. The Board members felt that the Property Accountant at FirstResidential need not be listed on this letter. Bart and the Board discussed expectations from each side. The Board particularly requested that billings from contractors detail what work is done on which unit. This will help to separate any items which should be charged back to individual owners, and not paid by the Corporation. Bart is assisting this process by much checking of the bylaws concerning what is Corporation cost versus individual owner cost. The Board asked that they be advised of repairs and maintenance orders issued by FirstService as a result of owners' requests.

The Board requested that the eavestrough contractor look at all eavestroughing in the complex while snow is melting to catch actual leaks.

The Board landscaping liaison will consult with the landscaper about plowing our streets, which currently have quite deep ruts in the snow.

An extra charge of \$617.00 on the complex insurance policy was questioned, and found the rise was a result of a recent appraisal; the value of the complex had risen in the amount of approximately \$500,000.00 since the previous appraisal, so the extra charge covers the higher amount in value coverage.

A Board member reported back from a Canadian Condo Institute meeting. The speaker had suggested that several units could combine insurance coverage and perhaps save money on premiums. Bart will check out possible feasibility or problems of this idea.

The Treasurer reported that there is currently \$ 221.00 in petty cash and \$ 825.45 in the Flower Fund.

Bart reported that a new garage door is still to be painted. The Board is concerned that one of the units has been unoccupied for quite a while, and whether proper inspections are being carried out for any potential problems.

The next meeting of the Board will be on Wednesday, February 24 at 4:30 PM at Unit #31.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary