

CHAPARRAL POINTE ADULT CONDOMINIUMS

MINUTES OF BOARD MEETING

JULY 7, 2014 – AT 4:30 P.M. – AT UNIT 31

In attendance – Norma Schultz, Shirley McCulloch, Heather Chamberlain, Cheyenne Steffen, Peter Haggerty, and Sharon Johnson

Todd Boyd of Planet Exteriors made a presentation to the Board about eavestroughing possibilities for the complex.

Todd had done two walkthroughs of our property. The first was with the past chairman, and the second was with the Board site co-ordinator. He confirmed that the problem issues were that the silicone caulking has hardened from age and changing weather conditions, corners in the eavestroughing designed to follow roof lines created backup of ice and water, only some of the areas over doors have flashing diverters, and downspouts plugging with leaves and debris.

He felt that the condition of the current eavestroughs (sixteen years old) could not be economically brought to a satisfactory condition. He has submitted a quote for the fixed price of \$40,924.30 (including GST) to replace them with new eavestroughing and downspouts. This would be done with 5 inch continuous eavestrough (the current ones are 4 inch), non silicone sealant that will not dry out or harden, bolted downspout kick outs (the current ones use screws that unscrew themselves), larger downspouts, drop in downspout screens on all downspout holes, new diverter flashings over all front entrances, and in the colour Wayne Rustic Blue. While installing, they would correct the positioning of any downspouts that need a more direct route of water away from the basements. The downspout leaf screen easily lifts out for cleaning.

It would take in the area of 4 to 6 weeks to install, and would have a five year workmanship guarantee. It was felt that within 5 – 7 years, the cost of new eavestroughing would pay for itself in saving costs of the constant repair needed for the current system. He promised that they would come to solve all problems to do with the draining and eavestroughing. As the installation is best done in

hot weather, they would be able to start the installation August 12, 2014. Billing for this would be done for each 2 – 3 buildings as they are completed.

He suggested that for maximum performance of the eavestroughing, the gutters should be cleaned out each fall and each spring. If we are pleased with the job done by Planet Exteriors, contracting them to do the cleaning of the gutters would cost about \$ 60.00 to \$ 70.00 per hour. They would only do what was required, so an hourly rate would be better for the condo than a flat rate to do all the gutters.

We thanked him for his time and sharing of expertise. He then departed the meeting.

The Board discussed this fully, and is aware that due to the age and condition of the eavestroughing, full replacement would be the best choice. It was moved, and seconded that we replace all eavestroughing in the complex, and that we contract Planet Exteriors for this job. The funds for this project are in the Reserve Fund. The motion was passed.

The Board site co-ordinator reported the results of irrigation system inspection. There are areas of the grass that is not reached by any sprinklers; a section of the system was found to have been turned off by unknown persons; and other sections are not working properly. It was decided to employ Instarain to fix these problems and install more sprinkler heads so all areas are reached with watering. The Board worked closely with Murray, from Instarain, on startup and repairs of leaks and corrections of other problems found at that time. It will be noted on any invoicing of sprinkler heads moved for owner purposes (extending decks, making flowerbeds, etc.) so the FirstResidential will be able to identify and charge the owner for these costs.

A unit owner requested a flower bed be allowed, as the sprinklers have not been placed or working correctly to maintain the grassed area. It was decided to allow this; the Board felt that this was a problem incurred because of the complex problems, so the owner will not be charged for costs of moving sprinklers in this case.

Peter Haggarty, Board chairman

Sharon Johnson, Board secretary