

CHAPARRAL POINTE ADULT CONDOMINIUMS  
MINUTES OF BOARD MEETING  
MONDAY, JUNE 13, 2016 AT 4:30 P.M. AT UNIT #31

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

The Board is looking at replacing the east fence (that facing Chaparral Street), but are waiting for a bid from another contractor before making a decision. Also coming is the eaves trough cleaning cost from the maintenance division of FirstService and from another recommended contractor.

Bart supplied some condo fee cost comparisons. Both are bare land condos; the first had 58 units and was 40 years old and has monthly condo fees of \$354.00 to \$395.00, averaging \$366.00. The second has 52 units, is 12 years old and their monthly condo fees are from \$357.00 to \$360.00, averaging \$358.00. Chaparral Pointe Adult Condominium is 18 years old this year (2016) and has 48 units. The current monthly condo fees are \$264.14 to \$265.41, so are very reasonable in comparison to similar situation condominiums.

The yearly budget for the upcoming financial year will be worked on and decided in July.

The Landscape liaison reported that 5 of the replacement trees have been planted; there is 1 remaining to be done. There has been some needed sod replacement done by the landscaper. It has been found that some residents have been doing patchwork sod replacing around their units. This is strongly discouraged, as the sod/grass type used is not the same as the lawns, and the result does not make an attractive or healthy grassed area. A letter went out to an owner who has persistently compromised the lawn appearance by this activity.

A situation arose in the past week where a resident confronted the landscaping staff by making demands on how their work should be done, and questioning their qualifications. The Board reminds residents that this is not acceptable; if they have complaints, they should be sent to FirstResidential. The landscapers need not have to deal with this type of conflict, but should refer the resident to FirstResidential. FirstResidential, the landscaper and the Board landscape liaison work together to achieve the best results possible.

The summer barbeque will be held on Saturday, July 23, 2016, at 4:30 PM and this year will be held on the pavement in front of the north garbage building. The cost will remain at \$5.00 per person, and will cover the beef, buns, coffee, and condiments. Attendees will be asked to bring a dessert, salad, etc. to

share, chairs, and refreshments. Notices will be given to the residents.

A few small tools like shovels and rakes will be purchased and put in the garbage buildings for residents to use.

The next meeting will be Monday, July 25<sup>th</sup>, 2016, at 4:30 P.M., and will be held at Unit #98.

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Peter Haggarty, Board Chairman

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Sharon Johnson, Board Secretary