

CHAPARRAL POINTE ADULT CONDOMINIUMS

MINUTES OF BOARD MEETING

HELD JUNE 30, 2014 - 4:30 P.M. AT UNIT 31

In attendance: Peter Haggarty, Shirley McCulloch, Norma Schultz, Heather Chamberlain, Sharon Johnson, and Carol Lloyd of FirstResidential Absent was Cheyenne Steffen

The meeting was opened with a review of the committees appointed and their function. Also discussed was what FirstResidential required from the Board members to make their listing of Board approved models within the complex (e.g. patios, railings, pets). This will enable FirstResidential to be able to see approved procedures and give approval if allowed by precedents, rather than refer directly to the Board members in every case. The Board's expectations from FirstResidential were also outlined.

Carol reported that there were two complaints from residents about the vinyl siding cleaning done on June 4. College Pro will contact these residents to resolve.

The landscaping co-ordinator brought forward items that still need to be done by the landscapers such as several areas have not been resodded as requested (where trees were removed). It is felt that there is a learning curve with our landscapers, but they are trying to meet our requirements. The Board rep will continue to work closely with them. Dead grass areas, poor weeding procedures in flower beds, mowing methods leaving grass too long in some areas, too short in other areas (especially lawn edges), divits of grass pulled out by the mowing machines cornering, and garbage left by the lawn maintenance crews, are all things that need correcting by the landscapers.

Board members are still waiting to see the time line anticipated for repairs noted by Superior on the walk-around in May. Dave plans to start on these items in the coming week. Various methods of itemizing for their billings were discussed. Carol noted she has advised Superior that they should proceed with finding any birds' nests in fascias and soffits and removing them.

Many problems with eavestroughing have been experienced, and the Board discussed whether the complex needs to continue repairing the existing ones, or whether it would be more satisfactory for performance and cost-effectiveness to replace them. Planet Exteriors have given a quote for replacement, with drop in downspout screens, bolted downspout kickouts, and diverter flashings overtop of front entrances. The cost of this is \$ 40,924.30. It was also suggested that we ask Planet of cost (and feasibility) of caulking the current eavestroughs and replacing the extensions. Carol will arrange with Todd, of Planet, to meet with the Board site co-ordinator to discuss various courses of action.

It was decided that the recycle bins would be started the beginning of September. They will be from Foothills Recycling, and will start out with having them emptied once every two weeks ,and see how that meets the needs of the complex. It was noted that returnable cans, milk containers and bottles will still go in the small containers for returning to the bottle depot.

The problems encountered with parging falling off the basement outer walls was looked at. Carol will get quotes – one of them will be for a different type of finishing to see the durability, finished look, and cost involved.

The unpainted garage door will be painted by Harding Painting. There had been issues with failing paint on horizontal surfaces (ground level boards by garages, under window sill areas), in the complex. Harding has looked at this with a paint rep from Dulux, and it is felt that there was incorrect sloping of the wood on these surfaces. Water and ice collects and sits for extended periods of time, leading to paint breakdown. An option would be to recaulk the peeling area and recoat. There will be no additional cost to the Board for this to be done, although If the sloping is the issue, the same thing could happen again.

Carol reported she has ordered Calrid to treat the vole problem being experienced in the complex. It may take a while to resolve this infestation.

A proposed newsletter was presented to the Board. Several items will be added to it, and it will be delivered to the residences at the beginning of July. To keep the residents informed of Board news, upcoming events, procedures or repairs, it is the intent to put out a newsletter each month. A copy will be delivered to each unit, will be put in each of the garage buildings, and will also be on the complex website.

The treasurer reported that the balances in the various funds were: petty cash \$ 232.46, social fund \$ 52.44, and flower fund \$ 678.35.

There has still not been a date given for when the resealing of the street pavement will be done.

The next board meeting will be Tuesday, August 5th at 4:30 Pm at Unit #23.

Peter Haggarty, Board chairman

Sharon Johnson, Board Secretary

