

CHAPARRAL POINTE ADULT CONDOMINIUMS

BOARD MEETING MINUTES

MAY 21, 2014 AT 9:00 AM AT UNIT 31

Present: Jim Lyall, Heather Chamberlain, Norma Schultz, Sharon Johnson, Cheyenne Steffen, Shirley McCulloch and Carol Lloyd of FirstResidential

Carol reported that all funds due from the foreclosure property have been paid to the Corporation. All costs – legal and otherwise, along with fines and interest were covered. It has been a long process to final resolution, but thanks to Carol's meticulous and sometimes very trying hard work, and the lawyer, Stephanie White, finally it has come to an end.

The Special Resolution clarifying that window repair and replacement was the responsibility of the Corporation, not the owner, was agreed to by more than the 75% required in the bylaws, so was accepted, and will be registered at Land Titles. When this Resolution was distributed, several owners questioned the wording of another paragraph in the Resolution. They feel that the wording of the last sentence of 61.2 suggests that "all utilities and service lines and all irrigation systems and common light standards serving any bare land unit" would be the responsibility of the unit owner. The Board members are disappointed that the lawyer who drew up the Resolution in 2002 put a phrase about the interior of a unit (which is the owner's responsibility) in the middle of a listing of what is managed property, so the Corporation's responsibility.

It was move, and seconded that the Board declare a stand that all utilities and service lines and all irrigation systems and common light standards serving any bare land unit or the common property are on common or managed property, and so is the Corporation's responsibility. The motion was passed. This paragraph will be noted for clarification when the bylaws may be fully reviewed at some time in the future. It would be very time consuming and costly to pursue another Special Resolution at this time.

As the weather did not allow the planned walk-arounds to happen, Carol will contact Dave of Superior to reschedule with several dates suggested by Board members.

A suggestion was presented of utilizing a program where Board members can vote online on an issue when needed, instead of many emails criss-crossing. We will try out "Survey Monkey" to see if this is less cumbersome than replying to emails.

There was a discussion of Board member's and manager's expectations regarding the approval process of unit owners' applications. There will need to be a listing made up, so all are aware of precedents set.

College Pro will do the eavestrough and vinyl siding washing on June 4, weather permitting. A notice will be sent to residents.

Our landscape liason reported that Instarain had done a very thorough job of checking out all of the irrigation systems and lines. They corrected some problems, but found other problems that were not easily accessible, so will need to do more work to accomplish that, and had given a quote of costs anticipated. The Board members discussed and felt the problems need to be done. A motion was made and seconded that we proceed with the repairs as quoted. Motion passed.

It was felt that an arbourist was needed for work with some trees experiencing insect infestation and other issues. Adair Arbourists were suggested. Carol will contact to see if someone could come meet with the landscape Board member to discuss.

Parging problems throughout the complex is another aging problem being encountered. Carol will contact a professional for repair or replacement suggestions and costs estimates.

We had two estimates for work on the complex roadways. One gave a price on full repaving and the other gave price for resealing the surface. After discussion, it was felt that the roads need work and the protection of the sealing, but that a full repaving was not required. It was moved, seconded, and passed that we proceed with the resealing, accepting the quote from Lambert.

Recycling bins were discussed, and it was felt that this was something that we should proceed with, as the City will soon be forcing all apartments and condos to have recycling bins in place. We have received a quote from Foothills Waste, and it was felt the best solution would be to have 1 bin from Foothills Waste for the recycling and 1 City bin for garbage in each of the garbage sheds. Carol will contact Foothills to see if that would be a viable option. The total cost of the recycling bins plus the garbage bins would be around \$500.00 per month.

The complex has had many different eavestrough problems for many years, with leaks at seams and corners being the major cause of problems. The Board discussed the option of replacing all eavestroughs with a seamless eavestrough. Carol will contact suppliers and installation contractors for information, costs, etc. regarding this.

Reports showed that the amount in petty cash is \$360.53. The Social Fund remains at \$52.44 and the Flower Fund is a healthy \$866.25.

The next meeting will be on Monday, June 30, 2014, at 5:00 PM at Unit 31.

Board Member

Sharon Johnson, Board Secretary

