

CHAPARRAL POINTE ADULT CONDOMINIUMS

MINUTES OF BOARD MEETING

MAY 25, 2016, AT 4:30 P.M. AT UNIT 31

In attendance were Peter Haggarty, Heather Chamberlain, Shirley McCulloch, Norma Schultz, Eileen Bailey, and Sharon Johnson. Bart Nicholls, FirstService Residential, was unable to attend due to illness.

Bart had emailed a copy of the Manager's report to the Board. Maintenance invoices paid had been reviewed by the Treasurer and were approved as all correct charges for our complex.

He confirmed action items resulting from his walk-around with Jonathon, FirstService, and three Board members: plastic covers for units' basement windows, which have had leaking problems; replace a downspout; and board replacement and repairs at several places on the perimeter fence.

Cal-rid has done the yearly vole poisoning.

Quotes have been requested for eavestrough cleaning; when these are received, they will be presented to the Board for consideration.

The one year contract (April, 2016 to March, 2017) for landscaping and snowclearing with Rocky Mountain Landscapes Ltd. was reviewed by the Board. Prices have remained the same. Irrigation start-up and shutdown is now done by this company, and has been added to the contract. The Board has been pleased with their efforts. It was moved, and seconded, that the contract be accepted. This was passed.

The Treasurer reported that the balance in petty cash is currently \$ 1.00. The Flower Fund currently has \$ 972.55.

New trees will be planted starting in June. Bush type of trees are preferred for replacements, as they are easier to prune, and will not pose problems of growing too large for their space.

During the May walk-around, it was noted that the lawns of several units had damage from dog defecation. A resident had enlarged the designed flower bed area without permission

from the Board. FirstService was to have sent letters to the owners regarding these problems.

Several Board members have spent time cleaning the garbage buildings. Garbage has again been found in with the bottle return containers, and was put in a bag on display in the sheds to bring this problem to the residents' attention.

Dates suggested for the next meeting were Monday, June 13th or Wednesday, June 15th. Bart will be asked if one of these dates would be convenient for him to attend.

As unit owners are sometimes commenting that they feel the monthly condo fees are too high, it was decided to ask Bart if he could do a comparison of fee cost at other complexes that have similar facilities.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary