

CHAPARRAL POINTE ADULT CONDOMINIUMS

MINUTES OF BOARD MEETING

TUESDAY, OCTOBER 7, 2014 4:30 P.M. AT UNIT 31

In attendance: Peter Haggarty, Shirley McCulloch, Heather Chamberline, Norma Schultz, Sharon Johnson, and Carol Lloyd of FirstResidential Services

A Board member presented information obtained from a City Information Meeting regarding the off-leash dog park that the City proposes to put on the transportation corridor to the north of the complex. The road going into this dog park will start at the north end of Chaparral Street, and extend north for 100 yards, then swing west and continue along the edge of the park on to the 99 car parking lot. This will be a single lane gravel road, and the parking lot will also be unpaved. Using numbers from an existing park (Southland Park), it is estimated that on weekends there will be around 500 cars per day coming to the dog park. The dog park will be fenced, and will have separate areas for small or large dogs. When asked if the road leading to the car parking could go from the current mall area (near the corner of Chaparral Boulevard and Chaparral Street), the City representative answered that that road could not handle that heavy volume of traffic.

The members of the Board are very concerned about this proposed park. The areas that are foreseen as problematic are:

- the mess of garbage and the smell from animal feces not picked up by the users of the park

- air quality from the dust from the gravel road leading to the parking area

- traffic on Chaparral Street will be too heavy (especially in the winter when snowbanks occur, and the street is not plowed)

- in rain or snow visitors may be tempted not to drive on the gravel road, will park on Chaparral Street and will just let the dogs run at the north end of Chaparral Street

The Board will write a letter of objection about the proposal. This will be sent to the City representative, and will also be sent to the Chaparral Residents Association. Information will be given to the complex residents, along with encouragement to voice opinions on a city feedback website.

The AGM letter sent to the unit owners contained the incorrect date for the AGM; Carol reported that a letter of apology, along with the corrected date of the AGM, was delivered to the complex, and was then hand delivered. The garage doors of two adjoining units are now both painted to required, matching colours. The basement

cracks and leaks in one of the units have now been repaired. The cracks were sealed by a certified specialist; this has a two year warranty.

Several units were missing pieces of eavestrough after the installation; these have either been fixed already or will be done later today.

Tree trimming in the complex has had to wait for a time; arborists in the city are coping with damage from the September heavy snow storm, so will do this trimming as soon as the emergency schedule allows. Removal of the destroyed trees in the complex will take place October 8th. There are 5 trees (with perhaps one more) that cannot be saved; there are another 5 trees that were badly damaged and will need some branches cut.

The Board has decided to stay with the current landscapers for the winter snow clearing. They had done a good job last winter. Carol will request a quote/contract from Rocky Mountain. The summer landscaping job was not, however, as good, so the Board will look at other companies for the summer of 2015. The Board was pleased with the summer work that the previous landscapers, Curbside, did; we ended the contract with them over displeasure over their winter snow clearing procedures. Carol will explore the possibility of having Rocky Mountain Landscaping do the winter contract only, and Curbside do the summer contract only.

The current condo insurance expires October 28, 2014. CoOperators Insurance, which has carried the policy in the past, no longer does condominium insurance. Carol has obtained a quote from BFL insurance, and will be looking for more quotes for the Board's consideration.

The fall irrigation blow-out will be done next week. The water meter will then be stored in the Board landscaping liasson's garage.

The recycling bins (which have been in place since the first of September) have been appreciated by the residents.

A letter will be sent to the residents of one of the units, quoting the parking by-laws, and asking that they stop parking on the street.

The next meeting date will be decided by the Board members who will be elected at the AGM.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary