

Chaparral Pointe Adult Condominium Board Meeting Minutes

September 22, 2015 at 4:30 P.M. held at Unit #31

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

Carol presented several quotes for fencing, but is still in the process of getting more for the Board's consideration.

The street resealing received a complaint that it is too high around the drains to facilitate full draining. It was pointed out that this was not a complete repaving, but an interim sealing until the reserve fund is enough to do the repaving, and has corrected the pooling problem to a degree by filling in most of the worn parts.

A unit has a problem with a broken garage door. Carol will send repair personnel to check out the problem. If the door needs replacement, and the cause is natural wear and tear, and not damaged by the owners, the Corporation will replace it. If the problem is from damage done by the residents, or the problem is with the garage door opener installed by the owners, the owners will be responsible for repairs.

Eaves trough repairs have been finished by the installers. There are still a few units experiencing problems; Carol will contact them to advise of this.

In the next week, a basement specialist will be inspecting any unresolved basement problems.

An application for a sun tunnel had been received; this exterior change has been approved by a prior Board, so this one will also follow the precedent set.

The Treasurer noted that the cost of water was higher this year than in previous years. More watering needed to be done for some lawn problems, and the City has raised the rates of water usage.

The next meeting will be on Thursday, October 22 at 4:30 P.M. at Unit #31.

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Peter Haggarty, Board Chairman

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Sharon Johnson, Board Secretary