

Chaparral Pointe Adult Condominiums

Board Meeting Minutes

September 4, 2014 at 4:30 P.M. at Unit 31

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

The new eavestroughing installation is nearly complete. The flashing has not been done yet. Facia and soffit problems were discovered during the process, and the Board is in favour of doing the repairs required at this time. Board members were asked to be vigilant for any arising problems and advise the Board Chairman, Landscaping liaison, or Carol (if considered a functional issue).

It was reported a unit is experiencing a leaking problem. Carol will ask Planet Exteriors (who is doing the eavestroughing) to investigate; if unresolvable by drainage issues, she will have further maintenance investigation done.

The Landscaping liaison reported that the landscaping service has gotten better, but is still short of the Board's expectation. She felt that we may need to meet with them to go over the contract item by item; the renewal contract has been submitted to FirstResidential. It will be forwarded to the Board members. Peter asked the Board members to review it and give feedback. The Board felt that as the summer was almost over, we would continue with the current landscapers for the winter work, as we were very pleased with their winter services. We will investigate other landscape companies for next spring.

There has been a lot of resodding done in the complex. The landscaper was told to resod some areas killed by snow piles (probably containing snowmelt or other debris). He seemed to forget the instructions, so by the time he did do the resodding, much larger areas needed to be done. The extra resodding required will not be charged to the complex. The sprinkler system needed to run often for the newly resodded areas; many complaints of overwatering were received. As there is no way to turn off other sections of the irrigation system, all lawns received the extra watering.

The new recycling bins are now in our garbage sheds. Carol will forward the listing of allowed items. This will be sent along to the residents and will be put on the complex website. A new phone listing will also be given to the residents. Items for the next newsletter were discussed.

The sealing of the roadway will not be done this summer; the eavestrough installation could not be completed without roadway access, and by the time they will be finished is too late to guarantee good weather for the road work. The paving contractor was pleased to be able to do it next year instead, and will hold the price the same for sealing at that time. The resealing is a reserve fund item.

The garage door that was replaced has finally been painted. If the color is too far from the color of the adjoining door, that door will be painted the same color. The many problems encountered with this, and other issues, with Harding Painting has proven to be overwhelming. We will try using Five Star Painting, and hope to have better results.

There are a couple of gallons of deck stain remaining in the north garbage building. A reminder of that will be put in the newsletter for those residents still planning to stain their decks this year. No more will be bought until next spring.

Complaints of long standing moisture problems in several units have been received. A past fix tried was to install roof circulating vents. The owners feel this has not been successful, and maintain that wall boards have been ruined by this moisture. The Board decided to replace the wall boards. When these are removed, the cause of the moisture should be evident – whether it is coming from the floors or from the roof. If coming from the floor, extra blocking to combat standing water can be put in the wall. This replacement of wallboard will be done only once; if it is a corporation responsibility it will be repaired, and if it is caused by vehicle dripping, the extra blocking should be a solution.

The AGM will be on Thursday, November 6th, 2014 at 7:00 PM. Procedure and requirements for the meeting were discussed.

The issue of air conditioners was raised. The Board members discussed pros and cons of allowing owners to install central air conditioners. The main problem with air conditioners, as seen by Board members, is the noise made by the air intake units. In such a confined area in the complex, it is felt that the noise level would be too high for comfort. The concrete pads that the outdoor air intake motor sits on could be troublesome to landscaping and lawn maintenance. The Board members also understand the owner's want of cooler air in the units during the summer, and will investigate if there are any new systems that are silent, and could have better alternative for placement of any outdoor air intake systems.

The treasurer reported that the balances in funds were as follows: Petty Cash \$ 52.77, Social Fund \$ 36.29, and Flower Fund \$ 716.10.

The next meeting will be on Tuesday, October 7th, 2014 at Unit #31, and will start at 4:30 PM.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary