

CHAPARRAL POINT CONDOMINIUM BOARD

MINUTES OF BOARD MEETING

WEDNESDAY MARCH 16, 2022 AT UNIT 31

IN ATTENDANCE: SHARON JOHNSON, JOE ROBBS, PETER HAGGARTY, MIKE DANN, DAVID DAVIES, CONNIE TOUW.

ROCKY MOUNTAIN LANDSCAPING: STEVE MIDDLETON, NICK –IRRIGATION CONTROL, TREE TRIMMING & REMOVAL, CHARLES – CREW FOREMAN FOR LAWN CARE.

CLEAR CHOICE EXTERIORS: JAY HERAULT – SITE SUPERVISOR

ROB SOKULSKI – INSTANT RESIDENTIAL (SUB CONTRACTOR) FOR WINDOWS, SCREENS, PRIVACY FENCES.

Rob: Advised that windows being fully replaced because of extensive damage to casings will have a slight change in appearance from current windows, as previous sizes of metal sidings no longer available. Board members will co-ordinate with owners to arrange timing for the installations. Insurance Claim adjusters have released clearance for more new privacy fences to be installed, but still waiting for finalized number. The board has been having communication with adjuster for amounts shown in the Scope of Repairs given to owners and the Board to be fully supplied. The Board is keeping a close watch on that and other areas of contention.

Jay: Advised clean-up of nails from lawns and all areas will be cleaned up before landscapers start spring cleanup. Designated Board members will do a walk-around to inspect with Jay.

Landscaping: City mandated irrigation back-flow inspection will be done by same company as last year and Nick will co-ordinate this with the plumbing company, as the irrigation system must be turned on and running for the inspection. Probably happen in mid May. A control at North side of unit 27 will have to be replaced, repaired or upgraded. Estimate of cost will be given to the Board.

Weekly landscaping was discussed and was decided that Tuesday worked well for our complex.

RML will do a walk-around with Board members to address areas of concern to identify Black Knot, grading, trimming of trees, etc.

Steve of RML will forward quotes to the Board for approval.

Meeting adjourned at 3:30 PM