

CHAPARRAL POINT CONDOMINIUM BOARD

MINUTES OF BOARD MEETING: 2:00 PM, MAY 9, 2022 AT UNIT 31

IN ATTENDANCE: Sharon Johnson, Joe Robbs, Mike Dann, David Davis, Peter Haggarty, Connie Touw

Meeting was called to discuss fire table, standing patio heater and fire pit on decks and patios.

A lot of discussions and reviewing of the above subjects was given a lot of investigation and thought by members. A motion was made and seconded that approval be given to the three applications submitted for a fire table, a patio standing heater, and a fire pit for deck use. It was confirmed in the applications that all were propane or natural gas powered only, and were CSA approved for controlled flames. It was to be clarified to the applicants that the approval included the safety precautions that the devices could only be used 6 feet away from the building or privacy fences, and if required, a heat resistant surface protection for the deck. The devices safety shut off controls must be in proper working order and awnings or material must be away from the area. The motion was passed. Any new application must be submitted to the Board for approval for the use of deck heaters, fire tables and fire pits. Only CSA approved controlled flames fed by propane or natural gas only may be used for this type of equipment and must be in proper working condition. They may only be used 6 feet away from the unit building or privacy fences. No wood burning devices may be used.

Decisions made by Board through email communications:

#79 Stove/hood fan vent to outside on North wall. Owner installed-owner responsibility. Approved

#10 Request to have awning installed over back deck. Approved

Upgrades completed on remaining street lights (North garbage shed light was updated a while ago) by Goodfellas Electric in March for the cost of \$1,628.55

#15 and #56 Reported ceiling stain in main bath. Owner thought it might be from hail storm or new shingles on roof - Board advised owner to get an independent contractor to check, as the stain at site of owner installed roof venting. Found by contractor to be installation error, so is owner responsibility.

Several units reported issues with water dripping after new eavesthrough installations. Henry's were on site week of May 3rd to fix. Some might still require further follow up.

CAL-RID Exterminators technician was in our complex April 18th to refill bait stations.

Telus Next Generation Fibre Network will be coming sometime later this summer or fall to give residents information.

Six privacy fences purchased at Condominium cost. This is so all fences in the complex will be the same – for attractiveness of the complex and fairness to all owners. The cost of \$5,350.50 will come from the Reserve Fund.

An area controller for the irrigation system needs to be replaced. The cost will be \$400.00 + labour. This will be a Reserve Fund item.

Chaparral Community Annual Parade of Garage Sales will take place June 11 and all residents in our complex are welcome to participate.

Meeting adjourned at 3:15 _____

Sharon Johnson Joe Robbs

