

Chaparral Pointe Adult Community
Meeting Agenda, 2:30, Thursday, June 8, 2023
Windsor Rose Restaurant
151 Walden Gate (in the quiet room)

Introduction of CEO, GoSmart Property Managers, Brad Prochnavy

Brad Prochnavy, the owner and CEO of GoSmart attended the meeting.

Brad provided an update relative to a replacement for Katelyn Leslie. He reported he is doing a review of all properties that were in her portfolio. Until such time as a new property manager is found, Brad advised we should contact either Roxanne, roxanne@GoSmartManagers.com or Lana, lana@GoSmartManagers.com, 403-262-7955, ext. 280.

Update – Financials – all of our financials were found to be in order.

2023.2024 budget – Brandon unfortunately had the wrong financials with him at the meeting. Following the meeting he provided the correct financials with the projected 2023.2024 budget.

MOTION - Peter motioned to accept the new budget with no condo fee increases, seconded by Dave. All were in favour. Motion was carried.

Discussion re: Issues with Buildium – Joe reported that the board is not currently using Buildium and were not wanting to. Brandon said he could walk us through it but there was not much interest. Brandon did say that he will send out the link to the site where there is a tutorial. Trish said she is willing to try it.

ACTION: Brandon to send out the link to Buildium.

Window Project – Joe

Joe reported that he has made arrangements for a C-Can to be on the project to store the windows. There is a monthly fee of \$159.00 rental. This charge will come out of the reserve fund. He said he is meeting with Rob Sokulski the independent contractor we hired to oversee the project and set the priority for the order of installation. Joe will report back to the board. Following the meeting, Trish and Joe talked. Joe reported he met with Rob and the windows are projected to arrive on the property somewhere around June 15, 16. Rob will set up the installation schedule; Trish will then send out information to owners. Trish said she is doing a newsletter this week and will put a bit of information in it with a disclaimer that more information will follow. Joe agreed.

COMMUNITY PROJECTS

Painting and Staining –Mike and Peter have identified the painting and staining that needs to be done in the complex this year. Mike, Peter and Dave will do a walkabout to see if anything has changed since the list was developed last year. Once that is done, arrangements for this work should be done.

ACTION: Roxanne or Lana to assist with getting quotes.

Paving – Trish mentioned she is concerned about several areas on the roadway that need patching. There was concern that this could be very expensive and may not work. Some discussion took place. Trish reiterated that this was part of keeping up the property. It was decided that we should go ahead and contact Tiger Paving.

ACTION: Roxanne or Lana to contact Tiger Paving to see if they will come out. Mike and Peter are the point people on this.

Landscaping – Mike reported that landscaping is on track. He did mention that RML is slacking off again and he may have to talk to them.

Unit 22 & 56 – We are waiting on quotes from RML. 22 filling in around her tree; 56 dog run owner responsibility. Mike.Peter recommend for the repair of the area between Garnet’s and Connies unit. This area is used as a pathway to get to the mail box. Because of past issues with Garnet I would suggest we send him an e mail telling him that we are going to establish a tree well and use grey rock to cover the ground. We should also include Connie on this email. On a separate email we should advise Connie we are going to do a border on the west side of their unit and use 4X4 and grey rock. These emails should come from the property manager

Here are comments from GoSmart on this matter - we recommend to do the \$480.00 for the west side of unit 22 and the tree well (\$890.00) between 22 and 52. Also have an E mail sent to unit 56 advising the cost to skirt the deck would be \$285.00, they are responsible for. In the email to 22 let her know that we are going to do the west wall in grey rock and do the tree well the same.

Motion to accept recommendations by Peter. **Seconded** by Mike. All in favor. Motion carried.

ACTION: Roxanne or Lana to prepare and send the letters after Trish has reviewed.

General Discussion

Flooring issue 35 – the owner sent through a request to the board to cover the cost to pay for a quote received from Sense Engineering to provide a report for the warped floor they received. The cost is approximately \$3000.00. As per our bylaws under Owner responsibility this is not something the board will get involved in.

ACTION: Roxanne or Lana are to write a letter to the owner, quoting the bylaw, stating that this is not a board responsibility.

Reserve Fund Study – The new reserve fund study was discussed. The board understood that Katelyn had initiated this project. It was decided that we should proceed with the same company we used before. The cost will be approximately \$4,000-\$5,000.

ACTION: Roxanne or Lana to double check that this project is underway.

Communication – Trish reported she would like to do another news bulletin sometime this week. She asked Brandon if their staff could email out resident contact list. Following the meeting the revised list was sent. Many thanks to Roxanne.

Schedule for in-person meetings – Trish felt it was important to start to meet in person. All agreed. Therefore the next in person meeting will be August 3 at Windsor Rose. The cost to hold the meetings at this location will be covered by the condo corporation, only to the extent of non-alcoholic beverages; no alcohol or food will be included. Any urgent matters that must be dealt with in between meetings will occur over email and noted in the minutes of the in-person meeting so that there is a record of these discussions.decisions.

Next Meeting: August 3, Windsor Rose in the Quiet Room, 2:00 pm.

Meeting adjourned just after 4.