

CHAPARRAL POINTE CONDOMINIUMS
MINUTES OF BOARD MEETING
APRIL 17, 2018. 9:30 AM AT UNIT #31

In attendance - Heather Chamberlain, Madonna Hamm, Eileen Bailey, Jason Dutton and Sharon Johnson

Email motions since last Board meeting

(1) It was moved and seconded that the cost of moving furniture within the unit to facilitate repairs from water damage (charged by the contractor and not covered by insurance) be absorbed by the Corporation. It would be in the area of \$ 500.00. This motion was passed.

(2) It was moved and seconded that an inspection be done of all units not previously tested for moisture damage incurred by water resulting from ice damming. It is felt this is very important in case there is undetected leaking not apparent that could create a black mold problem. The cost would be about \$ 1,500.00 + GST. The motion was passed.

BluPlanet will be contacted to put an extra organic waste bin into each of the garbage sheds. Now that spring really seems to be appearing and snow birders have returned, the extra bins will be needed.

Drip edge attachments to the roof edges (to prevent water running down between the shingles and the eavestroughs) was discussed. Angie will be asked to get quotes on the cost of this process.

The Board looked at progress regarding the insurance claim and repairs of the units that had water damage from the ice damming experienced this past winter. Two units received the most damage, but others had water damage in garage, or lesser wallboard moisture damage. Causes and prevention of future problems of this nature are being researched. The Board will ask Angie to get quotes for needed procedures to prevent this occurring again.

The inspection of all other units gave good reports of no moisture. It gave suggestions that the Board will consider.

As there is concern that all costs incurred that would be part of the insurance claim be included, the question of whether 2 Board members, with separate email addresses, could have access to the FirstService system of viewing invoices specific to our complex. Angie will be asked if this is a possibility.

The Board will ask Meerkat for the original invoice for the roofing done to answer questions of the additions, time of installation, etc.

Items that will need to be addressed in the near future (some of which will be affected by the current Reserve Fund Study undertaking) are ice dam mitigation, landscape grading, the Bylaw changes/updating/clarifications, the north fence, garage doors, and decking reserve.

The Board has been in touch with the Province regarding what would be required to submit to achieve cost-sharing on rebuilding the north fence (which is shared responsibility of the complex and the Province). Several questions/items were discussed - the Province will not share-cost with repainting, but will if a new fence is required, original survey maps should be found and consulted, would we have to have permission for workers to operate on Provincial property during building process.

The east fence (along Chaparral Street) is in need of a power washing and staining. Some residents have expressed interest in participating in doing this, so the Board will facilitate a "work party". A Board member will head this up. Funds to cover the cost of stain will come from the Bottle fund, as it is common property.

The next Board meeting will be on May 17th, 2018, at 9:30 AM, at Unit #31.

Sharon Johnson, Board Chairman.

Jason Dutton, Board Vice Chairman