

Chaparral Pointe Adult Condominiums

Minutes of Board Meeting

April 30, 2015 4:30 P.M. held at Unit #31

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

Deck staining is being investigated. In the past, owners have voluntarily stained their own decks with stain supplied by the corporation. This has saved the corporation, and therefore the owners, much money over the past 17 years. As the age of the residents has increased, it has been recognized that many owners are unable to do this task any more. The original size of the decks were 8 feet by 12 feet; the corporation would only be responsible for this square footage of staining costs. Most owners have expanded their decks to a larger size; the owner would be responsible for the cost of staining the expanded area. The Board had received an estimate of \$300.00 to power wash, stain and clean up a deck, but the size of the deck the estimate was based on was not given. Carol will find out what dimensions were used for it.

A request from a unit to fix the skirting around the deck was denied. Any skirting was added by the owner, so the owner would be responsible for maintenance of it.

The Board had received two requests to make a flower bed in the area behind the unit – between the deck and the perimeter fence. This was denied, as it could become unsightly were they left untended and would make mowing grass too challenging for landscapers. Flower beds, within size specifications, are allowed in front yards, and planters are allowed on decks. It is felt this is sufficient flower growing opportunities.

It was reported that the roof of the south garbage shed is leaking, and could be the caulking around the roof skylight. This will be put on the repair list for future attention.

The Board is dissatisfied with the contractor, Superior Maintenance, that the complex has recently been using. It is felt that items requested are not being done. Other contractors will be looked at; FirstService Residential now has a maintenance division, which could be another option. Any work requested through them would be backed up by FirstService. The Board requested that someone from this division accompany members for the spring walk-around at the complex for feedback and estimate cost purposes. May 25th at 5:00 PM was the time set for this.

Parging of the units will be done by a parging contractor at the beginning of May.

Lambert Brothers have not given a date for resealing of the roadway to be done. It was noted that the road did not fare well over the winter, and Lambert should look at the job to see what repairs can be done prior to this sealing, or if they have other suggestions. Carol will contact them for this.

The fence surrounding the complex will be replaced in sections. The first section to be replaced will be the east side – along Chaparral Street. Options of chain-link with privacy panels, cement, plastic or wood will be considered. Carol will contact fencing companies for ideas of styles, materials and prices for consideration by the Board.

The Board was very pleased with the spring clean-up done by the landscape contractor, Rocky Mountain Landscape, and directed Carol to send them a letter affirming this.

At this date, the amount in the petty cash is \$123.00, in the social fund is \$16.30 and in the flower fund is \$912.05.

The next meeting will be on Wednesday, June 3rd, 2015 at Unit #31.

A newsletter will be given out to the residents next week.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary