

CHAPARRAL POINT CONDOMINIUM BOARD
MINUTES OF BOARD MEETING
THURSDAY, AUGUST 19, 2021 10 AM, UNIT #31

In attendance: Sharon Johnson, Joe Robbs, Cheryl Hougesen, Connie Touws and Eileen Bailey. Absent was Lorna Herdman

The meeting was called primarily to discuss the report from the insurance company (MBC) on repairs that will be covered from hail damage that had occurred July 2, 2021. We received a 35-page report outlining the proposed repairs that would be covered. The siding that was damaged will be replaced but it's unknown how closely the new siding colour would match that of the existing siding. The Chairman suggested that we contact the selected contractor to ask what the cost would be to replace all existing siding, something that is budgeted for in the Reserve Fund in 2032.

It was reported that garage doors will be replaced on west-facing doors in Units 52, 56, 60 and 64. Much of the existing eavestroughing will be replaced. In most units the eavestroughing measures 5", other than what was replaced by the Association in all but two of the fourplexes, with 6". Again, the contractor will be asked for a figure to up the eavestrough width in the two remaining fourplexes to 6".

The insurance quote includes replacing many west-facing windows in units just because of hail damage to the window frames. A question was raised about the west-facing windows in Unit #15 as those windows had been upgraded in 2017. The contractor will be contacted about the quality of possible replacement windows.

All but 10 privacy fences were damaged and will be replaced. Again, the chosen contractor will be asked for the cost of replacing the remaining fences so that they will all match. Reserve Funds could be accessed for those fences earlier than planned.

Contractors that were short-listed to provide repair quotes to the insurance company are: Blue Nova Construction; Clear Choice Exteriors; Rain or Shine Building Services; and Epic.

Other business included a request from the owners of Unit #134 to remove the small window in their living room area. After some consideration, it was decided to refer this request to Ming Chow of Go Smart.

A request was made that a better door stop be installed in the south shed.

Unit #3 has reported that water from a sprinkler still lands on the deck and patio door. The Board Landscape coordinator will contact RML.

The topic of rubber mulch being used rather than bark mulch was raised. After some discussion it was moved and seconded that the area currently covered by bark mulch behind Unit #15 be a trial area for rubber mulch to be installed. Motion carried.

Following some discussion about voles once again appearing at Unit #22, the Chairman asked the homeowner to be the Board contact for Cal-Rid, the company in charge of the bait stations on our property. She agreed.

Unit #56 is in need of a roof repair (a spot where light can be seen through shingles) that we had hoped to have repaired prior to rainfall. This may be damage caused by hail. Two discoloured water spots in the ceiling of

that unit will need bleaching to be done in the owner's absence. The secretary will call Jake at Tru Craft Roofing to have these repairs expedited.

The meeting adjourned at 11:35 a.m.

Items raised since the last Board meeting on June 23, 2021:

The Chairman and Vice Chairman met with Rain or Shine Building Services to note areas in our complex that need woodwork repairs and/or painting. The quote of \$10,143.24 was moved, seconded and approved by the Board.

June 30 three Board members met with Nick of RML and discussed several items needing attention, including gutter plugging at Unit #14 and also removal of a dead tree at Unit #14,

RRC was contacted to assess damage to shingles in the complex after the hailstorm.. Their service was priced at \$350.

Several sprinkler heads in the complex are not working as they should and need to be replaced at a cost of \$20 each. The Board voted and approved the cost.

The company POM was hired to repair foundation cracks in units #39, 119, and 133. Their fee was approved by the Board.

The yearly budget was reviewed, put on hold following hail damage, then revisited and reviewed. The Budget was approved July 25 so it could be distributed to homeowners prior to July 31, as required per the Bylaws. The 2021-2022 budget has an average \$10 monthly/unit increase for homeowners.