

MINUTES OF CHAPARRAL POINTE ADULT CONDO VILLAGE  
BOARD MEETING held on JULY 24, 2019

Present: Madonna Hamm, Heather Chamberlain, Gloria Gregorchuk and Eileen Bailey.

The first order of business was Madonna speaking of the repair issues regarding the front step at unit #52. She will document the sequence of events that occurred with regard to work done on the step by BFL. She will submit this to BFL and First Service with the hope that we won't have to pay the full repair charge since it wasn't done to original plan.

Regarding landscaping and care of trees, Madonna moved and Heather seconded that Open Canopy, arborist Jeremy, be paid \$2,500 prior to the end of August so that trees will be cleared of black knot and will be pruned. Another \$2,500 will be paid to him from the new budget so that he can finish pruning and do the elms later in the season. The trees should then be good for 4 – 5 years.

Sod has been installed in various areas and homeowners are asked to water the new sod regularly.

Heather reported that the budget submitted by First Service is accurate for our needs for the coming year. Eileen moved and Gloria seconded that the budget be accepted as presented. Motion carried. Heather will request that First Service email the covering letter to her plus the copy for homeowners so that we can copy and distribute them ourselves.

Heather reported the financial balance on May 31 as \$535,822.

The possibility of renting the Lake Clubhouse basement for a meeting on August 26 was discussed. It was moved by Madonna, seconded by Heather, that we rent the facility at the rate of \$30/hour, for 2 hours. Total cost including GST is \$63.00. Motion carried. A guest speaker, Harold from Reliance Asset Consulting, will speak with homeowners about our home insurance needs. Concerns had been raised about insurance at the Town Hall Meeting held in June. This meeting will start at 5:30 p.m.

Discussion was held regarding the date to hold our homeowners' annual BBQ/Picnic and it was decided to hold it Saturday, September 7th. Madonna volunteered Garnet and Boris to BBQ a big roast for the get-together. Notice of the picnic will be sent in a newsletter and homeowners will be asked to RSVP to Madonna or Eileen by August 24<sup>th</sup>. There will be no charge to homeowners for this event this year.

A quote from Rain or Shine Building Services Ltd. was received for repairs and board replacement in the fence on the north side of the complex. It was moved by Heather and seconded by Madonna that the quote in the amount of \$4,776.97 be accepted. The motion was carried.

The meeting adjourned at 11 a.m.