

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING
FEBRUARY 28, 2017 4:30 P.M. HELD AT UNIT # 31

In attendance: Heather Chamberlain, Norma Schultz, Peter Haggarty, Eileen Bailey, Sharon Johnson, and Bart Nicholls of FirstService Residential

Bart reported that the disputed invoice from FirstService Maintenance has been forwarded to the Regional Director. The Board is requesting 50% deduction of the cost of the invoice as it is felt that work listed on the invoice was not completed.

The Board Treasurer now has access for the payable system at FirstService, but Bart will have to arrange training for this.

The updated Reserve Fund Study, with the changes to funds allocated to categories requested by the Board, arrived a few hours before the meeting, so the Board will need time to review this.

Bart has presented two quotes for companies to do future Reserve Fund Studies; the Board was not pleased with the service from Clearpath on the update. The next Study is due in 2018. The Board feels that the quote from Westview Consulting Ltd. was the best option, with a lower cost.

The AGM for 2017 was discussed. It is hoped that it can be held at the ATB meeting room in Waldon again, as there is no cost for that venue. The Board will contact ATB about having the AGM early in November.

It was suggested, after reviewing our past costs, that our payments to Rocky Mountain Landscaping be equalized through the year. Rocky Mountain does both the summer Landscaping and the winter Snow Clearing for the complex. The Board Landscaping Liaison will be meeting with Rocky Mountain in the next week to discuss the upcoming needs of the complex, and will bring this suggestion forward to him.

A Board member contacted several companies about supplying and emptying organic (or wet garbage) bins for the complex. This is a requirement as per the City of Calgary, to be in place by November 2017. The Board felt that it was beneficial to begin immediately to be certain that there would be a supplier, as finding one closer to the deadline could be difficult. The supplier that the Board felt would be the best is GFL Environmental, who currently picks up the complex recycling. The Board will finalize details with them - the cost per month would be approximately \$ 72.00. The bins will have to have pick up each week, or an odour problem could arise. This cost was not budgeted in the

current year; it will be added into the upcoming budget.

The need to make sure the residents separate the recycle items was discussed as the pop bottle containers are being used as recycle bins by people using the North shed.

The next meeting will be held on Tuesday, April 25, 2017 at 4:30 at Unit #31.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary