

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING
JUNE 26, 2019 9:30 AM AT UNIT 31

In attendance: Eileen Bailey, Jason Dutton, Sharon Johnson, Gloria Gregorchuk, Heather Chamberlain

The Treasurer reported that she is still unable to get into the new FirstService system to view invoices.

Rain or Shine had given a quote for work on the north fence. The Board discussed it, and felt that it did not give enough detail as to what exactly was covered for replacement. The Board will ask for clarification of the estimate and estimates for other scenarios for replacement of board, sections or top caps as needed for that section of fence or preventing deterioration in other areas. It was moved, seconded, and the motion passed that work proceed for replacement needed for areas of fence with a limit of cost of \$5,000.00.

Rain or Shine's quote for painting, grouting, wood repair, or miscellaneous maintenance items was accepted previously, and work will begin shortly. As various problems are still being reported, more must be done. A motion was made that up to \$5,000.00 in repairs and maintenance costs be allowed and performed as needed. It was seconded, and the motion passed.

A Board member is working on methods to utilize the Corporation email address so Board members can see incoming messages without a Board member having to "babysit" the email address and forward any/all messages. At July 1, 2019 Alberta Condominium Act regulations state that some notifications must be sent from the Board, not the Management Company as has been past practice. The Corporate email address will need to be utilized to send these; the Board member has created a confidential password system for Board members to perform this function after the Board has authorized and approved the notification.

It was moved, seconded, and the motion passed that Cal-Rid Exterminators Inc. perform the pest (gopher/vole) control at the complex. Three bids were considered. During the initial visit bait boxes will be placed along the north fence, and the existing boxes will be removed. The bait boxes are weighted and anchored into the ground. The poison used is a solid form

that cannot spill out of the openings. Poison will be put down gopher holes that have been reported around some front steps/walks and behind a few units. Cal-Rid will return once monthly for 2 months to check and refill the bait boxes. At that time, the Board will decide when the next service will be or if it is required. The total price of the three visits and bait boxes (that become the condo property) is \$635.25.

Duckback has adjusted the bid for work on venting and insulation on the centre units of the four-plexes. The Board has reviewed it and found it is still not what is wanted for the service and cost. The Board will talk to Duckback for changes to include bathroom fan venting through the roof instead of the soffit, additional clarification of description of the services and work to be provided, and a more affordable pricing.

Some Board members will be meeting on July 3 with the company doing insurance restoration (on units damaged by ice damming in March) to explore the possibility that some of the venting required be done at the same time while the attic is exposed, to save time and money.

The Board will begin working on the budget for the next fiscal year. Angie will be contacted for dates of FirstService suggested budget numbers. Board members discussed probable expenditure amounts for the coming fiscal year. Board members will be examining this further.

It is noted that the changes to the Condominium Act of Alberta effective July 1, 2019 address rules and regulations set by Boards - a recap of the current ones must be sent out to the owners within 90 days after July 1. This will be done at the beginning of September.

The next meeting will be on Wednesday, July 24, at 9:30 AM at Unit 31.

The meeting adjourned at 11:00 AM

Sharon Johnson, Chairman

Eileen Bailey, Vice Chairman

Further note: On Thursday, June 27th, the Alberta Government announced that changes to the Alberta Condominium Act due to be effective July 1, 2019 will now be effective January 1, 2020. During that time, the

Government hopes to find ways to reduce red tape and make procedures easier for Boards while still preserving transparency for owners.