

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING

JUNE 3, 2015 AT 4:30 P.M. HELD AT UNIT #31

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

Jonathon, from FirstResidential (maintenance and repair division) did a walk-around the complex with the Board in May. He will be giving suggestions and estimates for fencing and various repairs required in the complex. This had not been received at the time of the meeting.

It was noted that the recycling methods of the residents have improved since the newsletter reminded that recycling items are to be put in the bin loose, not in bags. There are many cardboard boxes not flattened; perhaps this can be addressed in a future newsletter. As there have been thefts of the bottles and cans left in the garbage sheds for refund, the Board decided that a keypad entry on the doors should be installed. Carol will arrange to have them installed. The main large doors will be left unlocked so the City and Foothills Disposal will have easy access; it is felt the locked side door will be enough deterrent to theft.

It was reported that the sprinkler system is still going through upgrades. Carol will request that invoices for sprinkler repairs (an operating cost) be itemized separately from the line upgrade (a reserve fund cost). Tent caterpillars have been found in the Chaparral community – the trees under attack from them seem to be new trees, so it is hoped our more mature trees will be safe. The landscapers will be asked to keep a close watch on this.

The flowers at the mailbox and in the common beds at the complex entrances are not doing well because of lack of water. It had been hoped the drip method of watering in the pots would solve this, but it leaves the dirt too dry. The Board Landscaping committee will look at small flowering shrubs for these locations instead. More dirt will be required for these areas; the landscapers can supply this. Several stumps still need to be treated and/or removed throughout the complex.

A proposal from Lambert Bros. Paving was received. It had several options, from cleaning and filling cracks up to full repaving. Carol will contact Lambert to see if cleaning, filling the major cracks, patching the depressed area and then sealing the road would be sufficient to keep the road in shape until the repaving schedule currently set up in the reserve fund. This option would be in the area of \$12,000.00. If a full paving is required, the cost would be just over \$49,000.00 plus GST.

The stucco work was completed in the complex. It was pointed out that there were a few extra items done free of charge by Next Generation. This is a reserve fund cost.

Carol will contact Planet Exteriors to have the eavestroughs cleaned. It is felt that if they are contracted to do this, any problems with leaking will be easier resolved than two different contractors passing blame to each other.

The complex barbeque was set for Saturday, July 25th at 4:00 PM. It will be held again in the area behind units #75 and #77. The complex usual chef has offered to cook the roasts, and the event will be a pot luck, with a cost of \$5.00 per attendee. A notice will be sent to the residents.

The next meeting will be on Monday, July 6th, at 4:30 P.M. at Unit #98.

Peter Haggarty, Board Chairman

Sharon Johnson, Board Secretary