

CHAPARRAL POINTE CONDOMINIUMS
MINUTES OF BOARD MEETING
JUNE 4, 2019 9:30 AM AT UNIT 31

In attendance: Gloria Gregorchuk, Madonna Hamm, Lorna Herdman, Heather Chamberlain, Eileen Bailey, Jason Dutton, Sharon Johnson, and Angela Murphy of FirstService Residential

Gator Concrete, who has the contract for replacing the step at Unit 103, has advised that the exact same step is not available any more. All steps they offered have a slight lip extending at the side. The Board agreed to choose one of the slight lip option. Angie will contact to confirm that the price is the same as quoted, and to proceed.

HBD Concrete had done the cement work for the side of the ramp/walk for the front entrance of Unit. 52 This work was not done to the satisfaction of the Board – it is not the same as what they replaced, leaving a wide edge at a level lower than the step, it has a large crack already along where it meets that walk, the small area at the corner continuing down the walk was not done, and the finishing was not satisfactory. Angie will contact HDB, asking they make the repair look like the prior appearance, and if another company (such as Blue Nova) needs to be retained for this purpose, it should be deducted from the cost of the invoice.

Duckback Roofing has submitted another quote for work to increase air flow through the attics of the fourplex interior units to be more effective in keeping it cold and aid in preventing ice damming. A Board member will examine this for best solution with most responsible cost.

FirstService has a “Resident Portal” software program that is being offered to complexes. This gives access to past records of payments, etc., of units or the complex. It was moved, and seconded, that this not be undertaken at this time, as it is felt it as still in trial stages. The motion was passed.

The insurance claim of ice damming damage for 4 units (from March 2019 incident) is still in price quotation and detail progress, although it is known that the quote from Blue Nova for repair work has been accepted.

The Treasurer reported that she is experiencing problems with viewing invoices after the FirstService program change, so has issues having any corrections in coding done in a timely matter.

A Board member has met with Joe (of Rain and Shine) regarding repair/maintenance work for needed repairs in the complex. This will include checking all east facing front windows (which experience extra grout and wood rot problems), north facing patio door wood frames (as in Unit 91) and boards, and painting of some garage door wood frames. Boxer Group will also quote on the work. Both will also be asked for prices for any fence boards requiring replacement.

The request for a new tree behind Unit 98 was considered. The Board found that the tree that was at that location was closer to Unit 22, and had been removed at the insistence of that owner. At that time the Board approved, but gave notice that it would not be replaced. The pattern of trees in the central green corridor would require that any tree planted at that area would be closer to Unit 22. A motion was made that the request be denied. This motion was seconded and passed.

A report was submitted from Arbourist Jeremy Nichol, from Open Canopy Tree, which gave good information on tree problems being experienced, suggestions of care or maintenance, and information about the general well-being of the trees in the complex. Some of the suggestions will be implemented this year; more will be done in sections/priorities over several years.

The Board discussed the procedure for the Town Hall Bylaw meeting with the owners that will be held on June 19th at the Walden ATB. The proposed bylaws, along with information letters, were delivered to the owners previously. It was decided that the Chairman will welcome the attendees, a Bylaw committee member will say a few words about the process and introduce Laurie Kedrowski, of McLeod Law, then Laurie will speak. We hope to vote on the four issues needing owner input: whether garage and basement cement floors are owners' or Corporate responsibility, whether the hours of noise for construction should be allowed on weekends and statutory holidays, whether towels and bathing suits hanging on the decks should be allowed, and if the complex should become a 55+ age restricted condominium. The ATB will be contacted to see if a microphone is available, as there have been complaints in the

past of attendees having trouble hearing what was said. If the ATB does not have one, the Board will investigate renting one. Proxies will need to be made up and given out with reminders about the meeting. The change to the Alberta Condominium Act regarding letters to any owner in violation of Bylaws, happening July 1, 2019, brought up a question that we will ask Laurie Kedrowski at the meeting – whether a signature is required on these letters, or if it can read “from the Board of Directors”.

The next Board meeting will be on Wednesday, June 26th at 9:30 AM at Unit #31.

Sharon Johnson, Board Chair.

Eileen Bailey, Board Vice Chair