

CHAPARRAL POINTE CONDOMINIUMS
BOARD MEETING MINUTES
MARCH 19, 2019 9:30 AM AT UNIT #31

In attendance: Lorna Herdman, Heather Chamberlain, Eileen Bailey, Madonna Hamm, Sharon Johnson, Gloria Gregorchuk and Jason Dutton

A unit owner appeared before the Board with samples of composite deck planks, discussed it with the Board, and then left the meeting. The Board had previously approved the deck size, design and the railing that been on the application presented from this unit. The colour, Sandy Birch from Timbertech, appeared on the Timbertech website to be of a much lighter colour than the other composite decking in the complex. After seeing the actual plank sample, the Board agreed the colour was darker than previously thought. It was moved, seconded, and passed that the Sandy Birch colour by Timbertech would also be a colour allowed for composite decks in the complex. This notation will be added on the complex website.

FirstResidential has suggested that an insurance claim be submitted for the leaking water in four units experienced in February and March. The Board had voted by email votes to proceed with submitting a claim, and instructed FirstResidential to proceed with it.

Inspections (and receiving reports) are still taking place in regard to needs and pricing of insulating and extra venting of the attics of all the units. One issue that is common in all the inspections so far is the need to open up the dormers on the 10 loft units to actually see the air flow, type of insulation, and venting pattern problems. A motion was made that an inspection be undertaken opening up the roof of the dormers to find an answer for these problems. This motion was seconded, and passed. Some of the problems that need to be considered are: the venting and air intake, bathroom venting,

dormer air flow, whether garages need insulation or only a vapour barrier, insulation needed along the loft bathroom walls, and whether spray on, blown in or batting insulation would be needed in loft units. The Board is spending much time and consideration on reports for all these issues.

The cement step at the front door of a Unit is in a very disintegrated condition. The Board members have looked at it and have decided the original concrete step was not of the quality of the rest of the steps; resurfacing would not be suitable and it needs to be replaced. It was moved and seconded that this step be replaced. The motion passed.

Steve, from Rocky Mountain Landscaping, has requested a meeting with the Board to discuss the upcoming summer season requirements and expectations. He will be invited to the next Board meeting.

The Board landscaping co-ordinator, outlined the items that are issues with the complex's landscape needs.

- riding lawn mowers should not be used in the complex; hand mowers only should be used
- a day for owners' plant refuse to be picked up and removed worked well last year, and should be set up this year
- The Board should be advised of the date of the irrigation start-up, so any problems, including irrigation heads or lines not working properly, can be seen and noted by the Board
- The fertilizer and/or herbicide applications (as per the contract) should be reviewed as to necessity
- Review the rain sensors or procedures so irrigation does not come on when it is raining

The eavestrough gutter cleaning was done in the fall; there are concerns whether all units were actually done. A Board member will

review this with that contractor when he will be at the complex to check out the drip edges installed.

The new Bylaws are in the process of McLeod Law updating with Condominium Act of Alberta changes for July 1, 2019 and January 1, 2020. A Board member will be attending a seminar presented by McLeod Law on these changes and will report back to the Board members

The next meeting will be held on Tuesday, April 23rd, at 9:30 AM, at Unit #31

Sharon Johnson, Board Chair.

Eileen Bailey, Board Vice Chair