

CHAPARRAL POINTE CONDOMINIUMS  
MINUTES OF BOARD MEETING  
MAY 17, 2018 AT 9:30AM AT UNIT #31

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

Angela advised the Board that there was very little money in the Reserve Fund Account checking account and funds would have to be transferred from the Reserve Fund Holding account. Cheques are written only out of the checking account, so funds should be sufficient to cover costs anticipated in the near future. The Board members will look at this within the next few days.

A letter had been sent to 18357 Chaparral Street residents asking that the eavestrough extension be directed away from one of the posts of the complex fence; no answer was received. The Board members will look at this again during the next landscape walk around.

A request for extra composting bins during the spring cleanup time was received. The Board felt that the cost of this would not be warranted; we will consult with Steve to see if perhaps he could remove extra bags of compostable leaves, plants, etc. one time only. The bags could be left at a specified location for him to pick up.

The insurance claim for damage suffered from ice damming during the winter is in process, and is waiting for all invoices to be submitted. The repairs have been completed on all but one unit. There are several invoices from MDR and the Roof Hospital that need reviewing to see if they can be included in the claim.

The Board will contact Steve to proceed with the street sweeping; this will be rather minor this year, as there was no gravelling of the roads done during the winter; the deep snowfall created more need for snow plowing to keep the complex streets in operating order.

Grading issues within the grassed areas of the complex will be looked at. We will search out solutions for areas that need corrections. Angie will put out feelers to landscape engineers, architects, etc. to find costs of having this reviewed. Steve will also be consulted during an upcoming landscape walkabout.

It was noted that parking repairs in some areas is needed. The Board will look at this at a later date.

A newsletter will be sent out soon to the residents, containing suggestions of gopher/vole sound deterrents, volunteers to clean and stain the east fence, referring residents to the website for application forms and other information, and advising about arrangements for flowerbed organic waste disposal.

Methods of mulch, gravel work, or enlarging flowerbed or tree wells for areas where grass does not grow will be looked at. Board members will work on making drawings for consideration.

A resident has complained that the sprinkler head behind the deck needs redirecting, as the deck is receiving the watering. This will be passed on to Steve for correction.

A unit owner asked permission to place two small temporary cement blocks behind the unit. As this area is within the allowed deck extension area, and the blocks are not permanent, the Board decided to allow this.

Board members will get some flowers for the pots at the entrances to the complex.

The next meeting will be on Thursday, June 14th, at 9:30 AM at Unit #31

Note: In the week following the meeting, the Board decided to move \$15,000.00 from the cash Reserve Fund account to the checking Reserve Fund account to be available for when cheques need to be written e.g. the deductible for the insurance claim for winter ice damming damage.

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Sharon Johnson, Board Chairman

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Jason Dutton, Board Vice Chairman