

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING
THURSDAY, NOVEMBER 7, 2019 3:30 PM AT UNIT #31

In attendance: Eileen Bailey, Madonna Hamm, Heather Chamberlain, Sharon Johnson, Carlos Fernandos and Jayson Grant of Ideal Roofing

The Board had asked Carlos and Jayson to attend and answer questions that the members had regarding ease of extra interior four-plex units work piggy-backing work on the adjoining unit.

The progress of the additional venting on all units, which is currently taking place, was reviewed. It was noted by Ideal that the vents replacing current existing ones are somewhat bigger - and the holes opening to these vents are larger to facilitate better ventilation.

Work will commence on Unit #55 immediately when weather allows. This will entail opening up the roof to remove the current insulation, then spray on moisture barrier/insulation addition foam, then add back batting insulation, open the gable area to the rest of the attic, replace the current vents and add more vents to provide good air flow throughout the attic. If the adjoining unit (which also had some ice damming problems) is done at the same time, it would lessen labour time slightly. As Unit #39 also suffered damage due to ice damming, the same upgrade is needed, and again, doing the adjoining unit at that time makes sense.

The price for each of the other units to be done may be the same as Unit #55 cost. Ideal will look over the repricing for time, callout cost, etc. for the timing of adjoining units being done at the same time and forward the adjusted pricing. The Board will wait for this before making a decision on proceeding with required work on the three units. Ideal promised that if

new vents are already installed on the questioned adjoining units, they will have to be removed. Ideal will not charge for any vents that will then be needed to replace.

The Board is looking at the Reserve Fund and where the funds for this necessary attic work may be drawn.

Sharon Johnson, Board Chairman.

Eileen Bailey, Board Vice Chairman