

CHAPARRAL POINTE CONDOMINIUMS  
MINUTES OF BOARD MEETING  
SATURDAY, SEPTEMBER 21, 2019 10:00AM AT UNIT #31

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

It was suggested the next newsletter encourage owners to sweep up pinecones and leaves before washing off their driveway. Less leaf and pinecone debris on the roadways would then be less for tires to track into garages.

The concrete work at Unit 52 left chunks of concrete in the bush bed beside it. Some soil is required to refresh this bed after the chunks were dug out. The cost would be less than \$ 20.00. It was agreed that this soil be purchased for this purpose.

The Board had previously denied the request for reimbursement for the garage door at Unit #55. Since that meeting, photographs of the door prior to its replacement, showing age/normal wear and tear damage, have been submitted. Considering this, it was decided to reverse the decision. It was moved and seconded that this reimbursement be approved. The motion was passed. Action item: Board Chairman will advise Ming to proceed with this reimbursement

The Board gave careful scrutiny and had much discussion about a quotation received from Ideal Roofing. This would be to upgrade the current attic vents, add more attic vents, and add gable air intake vents for 43 units. Four units are being done in conjunction with insurance work happening, and insurance coverage for 1 unit is being pursued. The study done by Stephen Potter, of Residential Roofing Consultants, showed that increasing the venting would be a major step in reducing the dangers of ice damming. The cost is \$ 790.70 per unit - with GST, the total cost would be \$35,700.00. This bid is in line with other quotations received prior. It was brought forward that this preventative work would probably favourably influence the insurance premiums cost and whether insurance companies would be willing to assume coverage for our complex. A motion was made, seconded, and passed that this quote be accepted and work proceed on the upgrade/ additional vents.

Action item: Board Chairman will advise Ming to issue work order with instructions to proceed with this project

The next meeting will be Tuesday, October 22, at 9:30 AM at Unit 3 I

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Sharon Johnson, Board Chairman.

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Eileen Bailey, Board Vice Chairman

NOTE: In the week after this meeting, Ming reported that the insurance company question if the Corporation was doing anything to mitigate ice damming problems, and she was able to confirm that work was starting soon toward this end. This was information requested as the next year's coverage (starting November 1) was being reviewed.

NOTE: After this meeting, the date of the Next Board meeting was changed to October 29th.