

CHAPARRAL POINTE CONDOMINIUMS  
MINUTES OF BOARD MEETING  
APRIL 23, 2019 - 9:30 AM AT UNIT #31

In attendance: Jason Dutton, Heather Chamberlain, Lorna Herdman, Sharon Johnson, Eileen Bailey, Madonna Hamm, and Gloria Gregorchuk. Angela Murphy, of FirstService, did not attend.

Steve Middleton, of Rocky Mountain Landscaping, with his associate Nick, attended a portion of the meeting to discuss the upcoming year of summer landscaping of the complex.

There is a new crew attending the complex this summer; it is felt they are a good fit for the complex needs. Some of the treewells were not cleaned out when most of them were done - those were frozen at that time, and they will be done later. The bed around the mailbox was only partially done in the prior week. The crew will be doing the remaining portion during this week's visit.

On May 28th, Steve will do a pickup of owners' flower bed refuse (including flower pots). Residents may leave their refuse in bags on their front lawn. This was done last spring, and seemed popular with the residents.

Steve and Nick will advise the Board members when the spring irrigation lines start-up will be. Irrigation heads condition and water stream direction will be checked. Several Board members wish to take part in this inspection. RML will separate any charges for repair from maintenance charges on their invoices.

There are reports some of the residents were not satisfied with how the mowing was done on the last visit. Steve asked that actual comments and the problem areas of grass in the complex be reported to him so they will know how to resolve any dissatisfaction.

Wasp "remains" were reported left in a vent after RML removed a nest. They will use a hose or brush to remove any remaining debris.

The Landscape co-ordinator asked that notice be given to the residents prior to spreading any weed killer. RML will notify when this will happen, so residents can be notified; this could change by a day or so, dependant on weather condition.

The need and types of fertilizer was discussed. RML feels it is necessary to spread in the spring and in the fall. They do not use a liquid spray, as "grass

burns” could happen. They are keeping an eye on the development of environmentally friendly organic products, but at this time the system change costs are prohibitive.

RML will use hand mowers where practical, and will be conscious of the careful use of the ride-on mowers.

RML will do a walk-around with Board members on May 29th at 10:00AM, with May 30th an alternative date in case of inclement weather.

The snow clearing over the winter was over-all satisfying. There was a complaint of a “lump” being left at the bottoms of the driveways. Steve was advised of this and worked with the workers to resolve this. He also spoke to them when there were some situations of cars parked on driveways having snow sprayed on them from the snow blowers.

Both Steve and the Board members will be emailing complaints, updates, or notices if a task is to be done in segments. It was felt good communication is necessary for both parties. Steve and Nick were thanked for attending and departed the meeting.

Angie did not attend the meeting, but reported by phone that bids for the replacement step at #103 are still in progress. She said that the insurance claim for possible ice damming leaks is not finalized; a second quote for needed reclamation has been requested by the insurance company. After reports of gophers in the complex, she had requested the pest control company contracted last year return to the grounds.

It was felt that the pest control contractor should advise the Board when he would be on the property, as a person walking around the units’ back areas could seem suspicious. One of the Board members agreed to be the contact person for this.

There are reports from residents about water run-off dripping on the steps, so concerns arose whether the drip edges are functioning correctly. It was suggested that we have the installer out to investigate. The Board will contact the manager of Rush Roofing about this.

A unit owner advised the Board that the cement parging on the side of the ramp to the front door had crumbled and was falling off.

The Bylaw committee had hoped to have a “town hall” meeting with Laurie Kedrowski (the lawyer from McLeod Law that drew up the new bylaws) for the residents on June 5th or 12th. The ATB had “penciled in” both those dates for

that meeting. Laurie has since advised that she was unable to attend on those dates, but would be available on the 19th (June). The Board will contact ATB to reschedule and is working on a letter to the residents explaining the procedure - residents will be given a printed copy of the black line bylaws (which include upcoming July 1, 2019 and January 1, 2020 Alberta Condominium Act changes). Residents will have time to read the new by-laws, advise their feelings on four changes/suggested changes either before or at the meeting, attend the meeting with their questions and comments, and then vote on the new Bylaws.

Stephen Potter, a roofing consultant, of Residential Roofing Consultants, has done an inspection of the venting/insulation/air flow of units, and given a report to the Board. He had offered to meet with the Board to discuss; the members felt this would be very beneficial. Even more beneficial would be if Donovan, of Duckback Roofing, could attend as well. This meeting will be arranged. Duckback had submitted a bid on doing this work for the 10 four-plex units, has met with the Board previously, and is very knowledgeable on the subject.

The next meeting is suggested for April 30th or May 2nd, and will be finalized with the availability of Stephen and Donovan.

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Sharon Johnson, Board Chairman

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Eileen Bailey, Board Vice Chairman