

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

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

The budget for the upcoming fiscal year was discussed. Angie will make final adjustments as decided and send out to the Board members for voting to pass.

It was confirmed that the AGM will be on Wednesday, November 14th, 2018. It will be at the ATB in Walden as it has for several years, but the starting time will be 6:30 PM, instead of the usual 7:00 PM. Angie will have the notice sent out at October 15.

Rush Roofing is in the process of installing drip edges on the fronts of the units. This will hopefully help to avoid rain and melting snow dripping down between the end of the shingles and the eavestroughs.

Assiniboine Landscaping will be doing landscape grading repairs in the near future to repair areas that have sunk or need redirection of water run-off.

Complaints about the ride-on mowers used by the landscapers were discussed; Angie will write a letter to Rocky Mountain asking if some, if not all, of the lawns can be cut by hand mowers instead.

Problems with a unit's irrigation and drainage have been brought forward. The area in front of a unit is unusually wet after irrigation, and the drainage needs to be reviewed. This will be investigated.

Irrigation repairs and the system upgrades are being put into the Reserve Fund Study; The Board will ask Westview to designate this in the explanation of costs where applicable.

Rocky Mountain Landscaping removed a few trees and bushes in front of a unit as requested. After they had left the site, someone had then removed a Juniper bush that was there. It was then discovered that the owner and the neighbour together decided to remove this bush, so did it themselves without Board knowledge.

McLeod Law will soon have a suggested Bylaws ready for us. At that point the Board will study it to make sure all of the Bylaws from the original and the amendment are shown plainly, along with the age change to 55+ that the Board feels will meet with the approval of the owners.

The Board members had heard from another condo that the City of Calgary rates for solid garbage removal were increasing significantly in January, 2019. Angie confirmed that other condos had received notices of large increases, and estimated from extrapolating that information that the monthly cost of garbage pickups could be in the area of \$ 310.00 per month for the 2 bins (which are meeting the needs of the complex). BluPlanet has provided a cost of \$ 480.00 per month for solid garbage removal for the same size bins.

Note - after this meeting the following information was confirmed: Upon contacting the City, the Board found that the price of the two bins will increase to \$ 234.00 per month, so the complex will stay with the City for garbage pick-up.

The next meeting will be on September 20, 2018 at 9:30 AM at Unit #31.

Sharon Johnson, Board Chair.

Eileen Bailey, Board Co-Chair