

CHAPARRAL POINT CONDOMINIUMS
MINUTES OF BOARD MEETING
JANUARY 24, 2022 1:30 PM HELD AT UNIT 31

In attendance: Dave Davies, Pete Haggarty, Joe Robbs, Mike Dann, Sharon Johnson and Katelyn Leslie of Go Smart Property Management

All Board members present signed the Code of Ethics for Board Members. General Board functions, duties and expectations were discussed.

The functions on the Board were assumed by:

Mike Dann - Landscape Liaison

Joe Robbs - Maintenance Liaison

Peter Haggarty and David Davies will be Members-at-Large, and will assist all functions

Sharon Johnson - Chairman, with Secretary/Treasurer duties

Unit 103 had reported water marks appearing on the living room ceiling and a downstairs wall. The foreman in charge of the shingle installation for the reconstruction from hail damage looked at it, and did not feel it was a fault of the shingling recently done on that unit's west facing surfaces. Water marks are also reported showing up in Unit 39. Katelyn will contact Ideal Roofing to see if they would look at these. If they decline, she will contact Keane Contracting to assess the situation.

Katelyn was asked to talk to Action Door for an update of the progress of replacing the garage doors on Unit 27 and the south garbage building.

The Board members will meet with Steve Middleton, of Rocky Mountain Landscaping, to discuss expectations and procedures.

The progress of the insurance reconstruction was discussed:

Units 52, 56, 60 and 64 will have the replacement garage doors installed on Saturday, January 29th.

The two windows to have the glass replaced due to breakage are scheduled for this week on Wednesday or Thursday, January 26th or 27th.

It was realized that there had not been siding replacement done on the north backs of odd numbered units 83 to 137, although it was shown on the insurance specs to be done. An email was sent last week to Clear Choice asking about it, but there has been no reply so far.

There appears to be confusion as to exactly how many privacy fences are to be replaced.

The Board will ask for a meeting with Scott Burgess of ClaimsPro (the company handling the claim for the insurance), Cory (owner) and Jay (site supervisor) of Clear-Choice Exteriors to discuss these two items.

No date was set for another meeting. During pandemic times, much is handled by email, with a meeting called if required.

Note: After the meeting, Connie Touw, who was unable to attend, volunteered to co-ordinate secretarial duties with Sharon