

CHAPARRAL POINTE CONDOMINIUM BOARD
MINUTES OF BOARD MEETING
THURSDAY, JUNE 21, 2018 9:30AM AT UNIT #31

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

Angie reported that she had received a complaint of grading issues from a unit. This will be investigated during the repair/maintenance walk around by the Board.

A request came from owners of a unit for a pet - an 8 pound Yorkie dog. The Board approved, as this is within the guidelines of allowable pets.

A unit reported rotten Boards around the garage trim. Madonna will investigate this.

No companies have put in a bid for the supply of drip edges. Jason will contact Roof Hospital to see if they may be available. Angie will also try personal contact with companies for availability for this.

The privacy fence broken by snow clearing between two units will be replaced by the company that broke it. Angie will look into getting a quote for this for them.

The question of whether the water seepage during the winter in a few garages had been fixed by MDR came up. It was felt that this was completed.

The stain for owners to use to stain their decks is now in the garage sheds. The Board will buy more as needed.

Angie will ask for any bids from companies who may be able to do a landscaping/grading study. Cost will be one of the deciding factors as to whether a study will be undertaken.

The first draft of the Reserve Fund Study was received a few days ago. Members of the Board have found items and timing that have to be corrected; this will be delved into at a separate meeting that will deal with only this Study.

By-law changes studies are proceeding, and will require a meeting to deal only with that project.

Eileen will contact Steve to ascertain the procedure and timing being used for weeding the tree wells and decorative flower/tree spaces. She will also notify him that the deck boards of unit were damaged during the snow shovelling this past winter, so will probably require flipping and staining to rectify.

The summer barbecue will change slightly this year. It will be a potluck street party, which will be held on the last Saturday in July. The Corporation will provide coffee, but all attending will be asked to bring a potluck dish, their own chairs, beverages, etc. There will be no cost for this event, and no need for confirmation of attending.

A Unit had a pipe burst and suffered some damage from the escaping water. The break was in the pipe leading to the back outside water tap (hose bib). The back water taps were not installed by the builder, Rockford Developments, and owners had them installed on their own, so the Corporation should not be responsible for these costs. The owners' home insurance are needing proof that this was owner installed. Several ideas of obtaining this proof have been raised by the builder; Angie will also try to obtain the original registered plans from the City for the Board. It was felt that it would be a very good thing to have for

future reference on other matters that may arise (the cost would be in the area of \$ 100.00).

The Board has done a landscape walk around. They will do a repair and maintenance walk around.

The next Board meeting will be on Thursday, August 30th, at 9:30AM at Unit # 31.

Board Chair Sharon Johnson.

Board Vice Chair Jason Dutton

Note - in the days following the meeting, Jason Dutton tendered his resignation as Board Vice Chair, but will remain on the Board. Eileen Bailey will assume the position of Board Vice Chair for the duration