

CHAPARRAL POINT CONDOMINIUM BOARD
MINUTES OF BOARD MEETING OCTOBER 20, 2022 AT UNIT 31 STARTING 10:00 AM

IN ATTENDANCE: Sharon Johnson, Joe Robbs, Mike Dann, Dave Davies, Peter Haggarty, Connie Touw.

Decisions made by Board through email communications in no particular order:

Unit 79---Request for double garage door replacement due to outdated previous owner self installed insulating panels---Denied, not end of life situation.

Unit 79---Request to install privacy fence on North side (was never installed by Developer)---Owner responsibility, Approved. With provision that the fence is identical to the other privacy fences in the complex.

Unit 15---Replace existing wood deck with composite board. Approved.

Unit 6 ---Issue with mold on garage ceiling and roof vent leaking when raining. Checked out and is Board responsibility and will be fixed for approx. \$1400.00---from reserve fund

Unit 27---Issue of bedroom/den window casing have a crack – This is inside casing so is owner responsibility.

Unit 22---Request for double garage door replacement---Denied, not end of life situation.

Unit 83---Request for Board to install a sump pump in basement---Denied as basement floors are owner responsibility.

Unit 83---Request for Board to stabilize the wall in storage room from soil outside pushing on corner of the house, which is causing weird cracking---Board will have independent Inspector to investigate problem and decision will be deferred.

3 board members checked units regarding painting of trim and felt required touch ups can wait until next year.

CAL-RID Exterminators will begin quarterly timing as of October 1st and commence monthly April 1st, 2023 for our 17 bait boxes in our complex.

Discussion at meeting:

Insurance quotes are still under consideration and waiting for quote from BFL Canada.

Board signed off with Insurance Company for all issues related to our hail damage, and consider all has been replaced and satisfactory with some additional items replaced that we had not expected. Thank you, Sharon and Joe for your hard work during this difficult time in our complex.

It appears the GO-SMART Property Management has now a new system for quotes for maintenance items, and Board is a little confused, but will check out with Katelyn Leslie to clarify.

Peter Haggarty will take charge for bottle returns and probably take advantage of Bottle Depot that now will pick up at our location. Thank you Peter, and also thanks to Mike for checking this pick up service out. Sharon and Don took over this chore 6 years ago, and it is a time consuming job. We hope residents will be a little more tidy and careful what goes into the containers. A big thank you to both Sharon and Don for their service and help for our complex. Money collected is used to buy annual flowers for the 2 front entrances and also by our mailbox.

Landscaping contract will expire March 31, 2023 and Board will get quotes and advise when decision is made.

Volunteers are needed for Board. 2 Board members will be leaving service at the end of this year.

Sharon thanked Board members for their co-operation and a reminder that our AGM MEETING will be November 25th, at the Chaparral Lake House. Hope to see you all there!

Meeting ended at 11:25 AM

Chair person

Co-Chair person