

CHAPARRAL POINT CONDOMINIUM BOARD

MINUTES OF BOARD MEETING

WEDNESDAY, SEPTEMBER 22, 2021, 11AM, UNIT #31

In attendance: Sharon Johnson, Joe Robbs, Cheryl Hougesen, Connie Touw and Eileen Bailey. Invited guests were Peter and SK from Go Smart as well as Cory Ward and Gerald from Clear Choice Exteriors

This meeting was requested by the contractor, Cory Ward, owner of Clear Choice Exteriors, the company hired by our insurance adjusters, to discuss re repairs to our property following hail damage incurred July 2, 2021. The first question was from Peter who asked what item #21 in the quote included, as items weren't specified. It was explained that this includes the replacement of the privacy fences, property clean-up and the like. Cory said that his company would provide one toilet for the construction crew, and there would be one trailer for debris. Cory brought with him samples of shingles and siding. The shingles proved easy to match to the existing shingles. He spoke of the series of repairs, stating that the shingles were of the utmost importance to do first. Following that, the siding would be replaced. Cory and Joe walked along the back of the west-backing units and came to the conclusion that all siding on west-facing walls will have to be replaced. Some good areas can be saved to use in other areas as needed. Cory spoke of companies such as Fibre New or New Creations that might be used to do 'invisible' repairs to siding. However, the end decision was that siding replacement was the best route to follow. Cory and Joe brought samples of the current siding to compare with siding now available. After some discussion the Board gave 2 choices to consider: #68 Mocha from Kaycan, and Sand/sable from Royal. Cory will call to determine availability of those products. They are different from the current pink-appearing siding but should blend in well.

Eavestroughing and downspouts were discussed. Cory feels that 5" troughs are sufficient but he thinks that we need more downspouts. As we have had 6" eavestroughs installed on some units, this subject will necessitate further discussion. Eavestrough installation will take place after shingles are complete to avoid nails or construction debris falling into them. A large magnet will be used each day to pick up nails, etc. that may have fallen on lawns or cement.

It was agreed by both Cory and the Board that all communication of any questions and concerns from owners or workers would go through appointed representatives from each.

Working hours were discussed. The Bylaws allow for construction from 8:00 a.m. to 6:00 p.m. each day. With fall daylight hours, the start time created no conflicts. The Board felt that cease-work timing could be relaxed for this project until as late as darkness if required. As the sunset will be around 7:00 p.m. and earlier during the construction, this should not be too intrusive for the owners,

Clear Choice will advise owners (by notices left in mailboxes or in doors) if possible about 3 days before work will happen on their unit. Owners will be asked by newsletter from the Board to be as patient as possible during the construction.

Cory and Gerald went up on a few units and discovered problems that the insurance adjuster had missed. With incidents like that he will take photos and contact the adjuster, recommending repairs.

Cory stated that he would email Sharon with copies of his full initial quote as well as the information on the availability of products,

Cory stated that he will be hiring some sub-trades for work but his own crew will do some of it. Ryan will be his on-site manager and will be the person that Sharon and Joe can contact, or vice-versa, if needed.

Eileen requested that although the insurance adjuster had recommended that the 3 west-facing windows in Unit #15 be replaced, the upgraded windows are fine but the metal cladding around them needs replacing.

Cory advised that all staff on site are fully vaccinated for Covid.

Cheryl questioned the insulation value of the new siding as the north-facing walls are cold. Cory stated that it will have better insulation value than the old siding.

Sharon asked for a quote to replace the privacy fences that weren't damaged as well as an estimate for replacing all siding at this time. Cory stated that since siding is so expensive right now, it should be something to put on hold for later.

The meeting adjourned at 1:30 p.m.