

CHAPARRAL POINTE CONDOMINIUMS  
MINUTES OF BOARD MEETING  
MARCH 13, 20018 AT 9:30 AM AT UNIT #31

In attendance: Jason Dutton, Eileen Bailey, Madonna Hamm, Heather Chamberlain, and Sharon Johnson

Email motion since the last meeting: It was moved and seconded that we submit questions to Macleod Law regarding clarification and responsibilities of managed and common property between the Corporation and owners for an estimation of cost before we proceed with Special Resolutions or Bylaw change propositions to the owners. The motion was passed by voting by email.

It was noted that there is no provision in the current year budget for this legal work, as the notice of the age legislation by the Province was not received until October, 2017, several months after the budget was completed. The timing of the completion of this could still be in the next budget year; legal processes do not move quickly.

Snow clearing costs were discussed. This winter has had a record amount of snow, and extra road plowing has been necessary. It was suggested that the Board look for a comparison study of other snow clearing contracts - Angie will be asked if she can advise what costs are for other contracts for similar condos. One contractor that was recommended was Rimrock.

The north fence replacement was discussed. Past negotiations with the Province (who is the adjoining neighbour) and the exact location of the property line will have to be investigated. The materials and style of the fence will be considered later.

Angie has reported that there was no reply to the letter sent to the neighbour on the south-east corner of the complex regarding directing the eavestrough away from our fence post. It was decided to wait until the snow melted to see if this is being done. If not, we will pursue it further.

There is moisture coming in at the sliding glass doors of one of the units. This will need attention.

The Board considered updated application forms and guidelines from the website. As FirstService has changed their processes, some applications are going directly to a department separate from our Manager. The Board will investigate how they proceed, as the website has application forms that are somewhat different from the ones FirstService uses. The application form for deck upgrades was tabled until we have a legal opinion of liability responsibility.

As the Board has still never received any clarification of the wording of the management/ Corporation agreement queries, this change has still not been signed by the Board.

A motion was made and seconded that we proceed with the legal consultation required for the Alberta age legislation and common/managed property clarifications. The motion was passed. A committee was formed to deal with these issues.

The next meeting will be on Tuesday, April 10, 2018.

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Sharon Johnson, Chairman

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Jason Dutton, Vice Chairman