

CHAPARRAL POINTE CONDOMINIUMS
MINUTES OF BOARD MEETING
OCTOBER 23, 2018 AT 9:30AM AT UNIT #31

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

Online decision since the last meeting: By emails, it was agreed by the Board members to accept the bid from Rush Roofing to clean the eavestroughs and to do some eavestrough repairs.

There have been complaints from residents expressing dissatisfaction with the phone system and emergency number response of FirstService. Residents have trouble getting through, and find it very frustrating. These complaints were given to Angie.

Rocky Mountain Landscaping is now dividing the invoicing; the contract charge per month is on one invoice, and a separate invoice covers extra work done beyond the contract. The Treasurer needs further clarification of the nature of some of these and whether they are current expenses or Reserve Fund items, so will contact Steve with these questions.

The Condo insurance renewal has been received. It is only \$ 276.00 more than the previous year. It was moved, seconded, and passed that this be accepted as the insurance coverage policy. The cost of the insurance policy for the year is \$ 24,330.00 and is with BFL Canada.

The final draft of the Reserve Fund Study has been received. A motion was made, and seconded that this RFS be accepted. Passed. It will now be distributed to the owners.

Eavestrough repairs by Rush Roofing will be starting in 2 days; they will also be doing the eavestrough cleaning.

The owners of a unit have a dog that appears that it will easily grow to over the 50 pound limit allowed. This will be monitored during the next year and a half.

A unit had a problem with their overhead garage door; as the problem was caused by the breakdown of the chain inside the door due to rusting, and maintenance of garage doors is the responsibility of the owner, the cost of this repair will be charged back to the unit owner.

The Board has received several quotes for insulation upgrades, along with extra venting, that would bring the insulation level up to R50. It is strongly believed that this will aid in preventing future ice damming problems, and lower heating costs for the owners. It is felt that there is merit to having the hatches to the attics insulated. There are still questions of procedures to be examined, as well as getting more quotes.

There are water back-flow preventions (referred to as cross connections also) on the four-plex buildings that require inspections, as per City regulations. In the next year's budget it was noted that \$1000.00 should be budgeted for this. Angie will contact the City for the time and history of required inspections.

BYLAW DISCUSSIONS

The Bylaw committee has been studying the suggested new Bylaws to ensure that all bylaw items from the previous bylaws are also in the new ones. There are some additions that have been added as "boiler plate" items. Some are due to the Alberta Condominium Act legislative changes; some are items that the majority of condominiums adopt. Several of these were brought to the Board for more input.

Hours of work allowed for construction / renovation noise in the original bylaws was 8:00 AM to 6:00 PM. The suggested new bylaws also has the restriction of no work on weekends or statutory holidays. As the demographic of the complex is mainly retirees, it was suggested that a quiet weekend atmosphere is not as important as if the complex consisted of a majority of weekday working occupants.

The suggested bylaws stated that betterments and improvements made within the unit were to be covered entirely by owners' insurance. Throughout the history of the complex, the condo Corporate insurance has covered the betterments and improvements when the unit has suffered damage from an event caused from Common or Managed Property problems. The Board members felt this should continue, as the owners should not have to suffer

financial hardship in this event. It was moved, seconded, and the motion passed that the new bylaws state clearly that the betterments and improvements be included when the damage is caused by an event happening on Common or Managed Property.

There was no time set for a next Board meeting. The new Board elected at the upcoming AGM will decide at that time.