

CHAPARRAL POINTE CONDOMINIUM BOARD
MINUTES RESERVE FUND STUDY MEETING
MONDAY, JULY 2, 2018 AT 9:00 AM AT UNIT #31

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

The Board met to go over the Reserve Fund Study in great detail, considering amounts, timing, line items added in error (deck railings are not a Corporate cost, but was assumed so by Westview), line items needing to be added, and all aspects of the Study first draft submitted by Westview Consulting.

The draft suggested that there be no increase in amounts contributed to the Reserve Fund this current year, but very large increases for 2 years, then a steady percentage increase each year for an extended time, and then a sharp decrease. As this was not what the Board wanted to expose the owners to, they reworked and retimed the line items to what they felt was required and reasonable that could be achieved with a small percentage increase at a steady rate, without any large increases, but leave a good working total at each year end.

In an effort to try to avoid future crises (as was experienced this past winter) of ice damming, the Board decided that the insulation of all units should be increased to the current code R40 levels. At the time the units were built, R20 was code. The insulation increase should assist in keeping the whole roof at a consistent temperature, so uneven melting at the top of the roof would not add to ice damming at the cooler edge of the roofs. As many of the two unit buildings experienced ice buildup over garages, and reports from the moisture testing of all the units showed cold air at the garage joinings, it was decided that the garages should be insulated as well. It is anticipated this insulation increase/addition will lower heating and cooling costs for owners and help maintain even temperatures throughout the unit. It was moved, seconded, and passed that this insulation be added to the Reserve Fund in the current study, and that the installation be done this year before the winter.

The overhead garage door of Unit #119 was damaged and bent when it was hit when a tree fell. It was moved, and seconded that this garage door be replaced. The motion was passed.

There have been no bids on drip edge installations for the units from FirstService bidding notices. A Board member will contact the company that installed the eavestroughs four years ago to see if they could do/and cost of repairs needed for some of the eavestroughs (the weight of the ice this past winter pulled some away from the roof edge and there are a few holes), install drip edges along the roofs to aid the melting snow and rain to flow into the eavestrough instead of dripping down between the eavestrough and shingle edge, and additional folding extension ends for some areas beyond privacy fences to move rain and melting snow away from lower areas closer to the units.

A Board member will look for landscape grading/drainage information or contractor.

As the signs for the 15 km. speed limit will take longer to make than anticipated, temporary ones noting the limit and advising that “real” signs will be coming soon will put on the signposts at the complex entrances.

A Board member will investigate styles, etc. of privacy fences available that would be compatible with the current ones. Any of the current privacy fences that are taken down with replacement will be “pirated” for any sections that can be then be used to replace sections that have large holes or damage.

The meeting was adjourned at 2:10 PM.

Sharon Johnson, Board Chair.

Eileen Bailey, Board Vice Chair