

CHAPARRAL POINTE CONDOMINIUMS  
MINUTES OF BOARD MEETING  
SEPTEMBER 20, 2018 9:30AM AT UNIT #31

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

Angie reported that she had sent a letter to Rocky Mountain Landscaping advising they should use push mowers on the complex lawns. It will be verified whether this is being done for the following mowing. It was also noted that their invoicing should change to one invoice for the contract items and a separate invoice for the extras, with the wording sprinkler heads to say “replace” instead of repair. This will aid in coding so funds come from the Reserve Fund for these replacements.

The rental of a Unit was reviewed. The Board has received the Tenant Undertaking form for that rental. Although the Board has the power to charge a deposit for damage that might arise from the tenant, the Board decided not to do it at this time.

A “save-the-date” reminder for the AGM on November 14th at 6:30 PM will be put on the website.

The deck stain will be removed from the garbage buildings and stored in a basement.

Rush Roofing has completed putting drip edges around the front doors of all units. They will also do an assessment of eavestrough conditions. It was suggested that another downspout should be installed on the long eavestroughs running across the backs of the four-plexes. Assiniboine Landscaping has completed landscape grading as requested. Rain or Shine are currently working doing repairs and painting in the complex. It was suggested that contractors doing repair jobs should advise the contact person that they are on/have been on the property to do assigned tasks.

The gopher bait traps seems to be helping to get rid of the problem, although there are still areas of concern. Economical Pests will continue to monitor them until November, and will leave them during the winter.

Two quotes for eavestrough cleaning have been received. They are from Blue Nova and Fire Ant, and much higher than expected; Angie will look for another quote. Rush Roofing will also be asked for a quote for this.

The Treasurer asked that she receive replies from FirstService Residential with confirmations that coding change requests have been completed. Sometimes items should be from the Reserve Fund, and FirstService codes them as repair and maintenance.

Books, a TV, and household cleaners have been left in the garbage buildings for free give-away. It creates a mess and either volunteers must dispose of these items, or the Corporation must pay to have them removed. Signs will be erected in the buildings advising that this activity will be monitored, and fines will be assessed for residents doing this. One sign was given to the Board; another one will be made.

The cedar fence along Chaparral Street will be power-washed and stained by Rain or Shine. After this is done, new signs will be erected on the grass advising pet owners not to let their pets stop there to relieve themselves.

Speed limit signs have been made. They will be put at the entrances to the complex on the existing sign posts.

The Bylaws are in the process at McLeod Law. It is expected that the first suggested set may be received in 4 to 6 weeks. The Bylaw committee will study them to confirm that all the current Bylaws are included. The Board decided that when the final Bylaws are ready for presentation to the owners, a "town hall" meeting should be called to explain and take questions. The lawyer will be asked to attend.

There have been various problems with sprinkler heads. It could be that a good portion of this is from the landscapers riding over them with the tractors while mowing. Sprinkler heads at the corners of the driveways meeting with the street could be from being driven over by residents cutting the corners driving onto their drive. A solution to this may be to move them a few inches further into the grass area. Age and natural deterioration may also be a factor with failure of the sprinkler heads.

It is suggested that in the spring of 2019, the Board at that time give a letter to Rocky Mountain Landscaping stating what is expected during the coming summer.

The Board has received several quotes investigating methods and costs of work on the complex roadways. More quotes and information are being requested.

Board members were asked to approach other owners about serving on the Board in an effort to increase the number of Directors to the seven allowed in the Bylaws. The amount of work done by each of the Directors would be less if distributed between more members.

The next meeting will be on October 23rd, at 9:30 AM at Unit #31.

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Sharon Johnson, Board Chair

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Eileen Bailey, Board Co-Chair