

Chaparral Pointe Adult Village
Board of Directors
Minutes
Friday, September 15, 2:00 -4:00 pm, Windsor Rose Pub

Window Project – Joe update - Joe reported there are 3 or 4 units yet to be completed for this year. As noted, the fronts of units had mold damage. Stone fronts had to be removed and these units needed mold remediation. This added approximately \$25,000 to the project budget. Trish mentioned we will add this to next year's budget. Our finances are still in very good shape. The stone has arrived. Instant Residential are great to work with and do a great job. Joe had some concerns about the infrequency of **ARCWORKS** to be on premise to finish jobs. **Habitat for Humanity** has picked up quite a few windows, providing them with needed support and saving us from dumping fees. They will come for another load on September 27 and if necessary Oct. 6. The storage C Can will be picked up soon.

Painting Updates – Peter - Paint Touch Ups update - as per last year's walkabout where paint touch ups were identified, Rain or Shine has been contracted and this project is underway.

Back decks – final report - Peter reported that we hired Paul from All Pro Painting sand and stain 14 decks that were identified. Mike mentioned he has hired him privately and was very happy with him. Paul was very good to work with and helpful to residents who needed things moved.

#18 – Request for reimbursement of personal cost to stain deck. This owner has asked for reimbursement for staining of his deck. His deck was scheduled for next year. The board said this may be possible next year but not this year.

ACTION: Lana to send letter advising him that reimbursement this year is not possible due to the fact that his deck was scheduled for next year but that we may consider it next year when the next set of scheduled decks are completed.

#11 – Ice damning apparatus on roof – installation of special preventative gadget – how to deal with this moving forward - Joe, review of conversation with owner.

This owner has installed a devise on his roof that is supposed to prevent ice damning. It should be noted that the exterior of our units is the responsibility of the corporation and that this was done without board approval. Joe talked to this home owner and said we could look at this as a trial project but if other owners wanted this installed, they would have to hire a qualified installer and incur all related costs. All agreed. We would not make an announcement to the ownership about this but this would be the board's position if asked.

#14 Mold investigation – this owner has reported there is evidence of mold in his garage. It was agreed that it should be arranged for a contractor to evaluate the issue and depending on what they find, decide whose responsibility, the owner or the corporation, to pay for the evaluation and take care of the remediation.

Landscaping – Mike/Peter - reported we are having issues with the landscapers, RML again as far as completing things like special projects, tree wells etc. landscaping between unit 22 and 56. Mike will try to reach out to Steven the owner, again, to complete outstanding projects and talk to him about the ongoing issues we have with them. Trish was wondering if we could hold back payment as motivation for them to improve their service. The group was not sure if we could do this but may ask Lana.

Financials – Trish

Trish reported that in spite of the unanticipated expenses incurred as a result of the water and mold damage on the fronts of units having windows replaced, we are still in pretty good shape.

Reserve Fund Study – the board would like to meet with the person who created the Reserve Fund Study.

ACTION: Trish to ask Lana to set up a meeting. Lana reported after the meeting that John Cox can meet with the board on Oct. 10, 2:00 pm at Trish's unit, #10. Mike Dann will not be available but advised the board to go ahead. He will provide input in advance if there is anything he is concerned about.

Communication – Trish asked all present that if they were having conversations about condo business outside of meetings that they send emails to all, so that there is a record of these conversations. All agreed.

Newsletter – Trish reported that she has decided to do a newsletter after each meeting to satisfy some resident complaints about lack of communication. Thank yous will be made to Cheryl Hougese and the group that helped tend the flowers this year. All agreed that we should include the names of Paul with A1 Painting, Mitch Crowder, C-It Done Handyman, a handyman whose parents live in the complex and Instant Residential letting people know they can hire them privately.

Website - Trish is unable to work on the website so she has enlisted the help of Thomas Derkse who has done IT. He is happy to help. Sharon Johnson is also helping with restarting the website. Thank you to Thomas and Sharon. Trish will work with Thomas to do regular updates.

AGM – Trish and Lana – there were requests for an evening meeting from residents who work. It was felt this might help with attendance and we would try it.

ACTION: Lana and Trish - **Set date** – date set for November 22, 7:00 pm to accommodate some residents requests for an evening meeting; **Book the Lake House** – Trish booked; **GoSmart to send out notification** – sent, September 23

Meeting adjourned at 3:45.