

CHAPARRAL POINT CONDOMINIUM BOARD

MINUTES OF BOARD MEETING 10:00 AM SEPTEMBER 22, 2022 AT UNIT 31

IN ATTENDANCE: Sharon Johnson, Joe Robbs, Mike Dann, Dave Davies, Peter Haggarty, Connie Touw

Decisions made by Board through email communications in no particular order:

Unit 43---Request for new single garage door (end of Life)---Approved

Unit 79---2 windows to be replaced due to condensation between window glass panes (end of life) Total cost \$1435.00 from Reserve Fund---Approved. Also install bathroom vents to outside---owner responsibility---Approved

Unit 60---Request for dining room window replacement due to leaking (end of Life) Total cost \$1629.00 from Reserve Fund---Approved

Unit 83---Basement foundation crack: Estimate from P.O.M Contracting \$1312.50 from Reserve Fund---Approved

Removal of fallen trees from June 14th storm with grinding of trunks by Rocky Mountain Landscaping. Replacement trees purchased from and installation (with guarantee) by Spruce It Up Garden Centre.---Approved

Henry's Eavestroughing was on site several times in June and July due to excessive water running down siding and overflowing. RML was contracted to remove cages from eavestroughs so debris and cones would not plug up water draining freely.

RML completed tree pruning of branches too close to units and hanging over roofs in July.

Rain Or Shine Building Services was on site for exterior wood repairs and painting for an estimated cost of \$14,383.00 (from Reserve Fund).

Discussions at meeting;

Landscaping contract with RML expires March 31, 2023 and 3 quotes will be reviewed.

No eavestrough cleaning will be done this fall as new eavestroughing was installed throughout the complex through the hail damage insurance claim. They were monitored throughout the spring and summer and any problems resolved

3 board members will do a check of missed bare wood etc. not painted by contractor and will advise board of findings where more touch up paint is required.

Need volunteer to take over job of returning recycling items to The Bottle Depot for refund of our bottle collection. This is a very successful project that we have in our complex-----money received goes in

buying plants that we so enjoy in the summer. The Board will also investigate the cost of having Walden Bottle Depot pick up from the complex to see if \$\$ wise that is a viable solution.

The next Board meeting will be Thursday October 20th, at 10:00 AM.

The landscape liaison will meet with Nick of Rocky Mountain Landscaping to consider solutions to the tree well problems on the west side of Unit 22.

The Board members who have been the representatives for the insurance claim reconstruction of hail damage reported there is only one item to be replaced and then they will do a final inspection with the contractor staff before signing off on the claim.

AGM meeting date has been confirmed for November 25^{th, 2022} at the Chaparral Lake House starting at 1:15. Hope to see you all there. New volunteers are always needed for the Board, so please consider to let your name stand. Meeting ended at 12:10PM

Chairperson

Vice-Chairperson

