

CHAPARRAL POINTE ADULT CONDOMINIUMS

MINUTES OF BOARD MEETING

JULY 25, 2016 4:30 PM AT UNIT #98

In attendance were Peter Haggarty, Eileen Bailey, Shirley McCulloch, Bart Nicholls and trainee Lisa of FirstService Residential. Absent were Sharon Johnson and Heather Chamberlain

Bart had emailed copies of a proposed budget for the upcoming year to all board members, and discussion led to the need for an increase in unit fees. Bart had done a projection featuring one increase, but the board asked that he do two others, featuring different increases. The increases are due to an operating budget which has been hard-hit by ongoing maintenance issues. Also, we know that once the Alberta Carbon Tax is levied starting in January, 2017, our utility fees will rise, possibly by 30%. Once Bart has sent out his budget projections, the board members will vote on the best option. The budget has to be submitted by August 16, 2016

Re maintenance issues, it was noted that the eaves need to be checked for leaks and such leaks to be repaired. The company that did the cleaning of the eaves will be contacted to see if they are able to do the check and also do needed repairs. It was noted that Gary's Window Cleaning had done a much better job cleaning eaves than was done last year. An attempt will be made to book them earlier in the season next year.

A recent flooding issue was discussed and it was decided that Bart will contact a landscape contracting company to see if they can address the issue and also check the rest of the complex for possible drainage problems.

Re the walkabout that was done in May with a representative of First Service Contracting, it was recognized that no repairs noted at that time had been done as yet. Bart will give the company until August 6th to do the repairs as noted.

It was agreed that the estimate received from our landscaper to remove and replace the front fence of the complex was acceptable. He will be notified of his successful bid and will be asked for a timeline to completion.

A report was made on a very successful barbecue in the community this year. Four people who had paid but did not attend will be refunded their money.

A question was raised as to the legality of the air conditioning units that some residents have in their garages. They will be asked to check as to whether or not their home insurance covers those units as the internal components are not the responsibility of the corporation.

The continuing presence of voles in some parts of the complex was raised. It was suggested

that those with a problem should check into purchasing solar powered rodent repellents, available on-line.

The next meeting will be on Thursday, August 25 at 4:30 PM at Unit 31.

The date for the Annual Meeting was set at Thursday, November 17 from 7 – 8:30 PM at the ATB in Walden.

Peter Haggarty, Board Chairman

Eileen Bailey, Acting Board Secretary