

CHAPARRAL POINTE ADULT CONDOMINIUMS
MINUTES OF BOARD MEETING
OCTOBER 25, 2017 AT 4:30 PM AT UNIT #31

In attendance: Sharon Johnson, Eileen Bailey, Norma Schultz, Heather Chamberlain, Peter Haggarty and Angela Murphy, of FirstService Residential

Angie reported that the full amount of the disputed invoice from FirstService Maintenance will be refunded to Chaparral Pointe Corporation, as much of the work was not completed. This is in the area of \$ 1,700.00. Although it took a long time to get any refund of this invoice, it is a pleasant surprise to have the full amount refunded.

The Board will have the eavestroughs of the complex cleaned out. Angie will send quotes for this by email, and the Board will choose from them. There is a rush on this as cold weather will be coming soon.

Repair investigation for water leakage on ceilings of one of the units has been completed. It was found that the slope of the roof air vent was allowing water to leak inside the unit. It will need to be replaced and the nails surrounding it recapped. The interior paint damaged will be touched up when it is proven that the leak is fixed. The vent cost will be a Reserve Fund item. It was moved and seconded that this repair be done. The motion was passed.

An owner replaced the garage door at the owners' expense. There was no complaints to the Board that there was a problem, and the Board assumed that the reason the door was being replaced was to add a thermal feature listed on the invoice. The owner later discovered that the door replacement, if broken or needs replacement due to normal wear and tear, is a cost borne by the Corporation, so has applied to have some reimbursement. Discussion followed as to the bylaws reading versus the Reserve Fund amount allocated for garage door replacement; further study will be needed – of this issue and possible garage door replacements and reimbursements.

The state of the fence on the North side of the property was discussed. The maintenance contractor has been asked to make repairs necessary to only preserve the stability of the fence. As this area of the fence is due to be replaced next, repairs will be kept to what is absolutely necessary. The Province will be asked to share the cost of this fence area, as it skirts the transportation corridor.

Repairs on a rotted deck are close to completion. The cost of construction of the area that is owner extension will be charged back to the owner.

Bluplanet will assume the supply of the bins and the pick up of both recycling and organic waste beginning November 1st, 2017. The bins will be delivered on October 31st. Foothills Waste Management will be contacted to remind them to pick up their bins from the property at that time.

It has been discovered that a neighbouring property, 18357 Chaparral Street, has an eavestrough extension ending on our property right at one of the main support posts, and is rotting the bottom of this post. Angie will write a letter to the resident, asking if they could move this extension to a different position to avoid further damage.

A unit owner has complained that the front step has a deteriorating surface. It has been inspected by ARK Restoration. They recommended that the step not be replaced at this time, as it is not a safety hazard and if done during the cold weather would be too expensive. The concrete originally used seems to have been defective. They did not see issues with the eaves, but the Board would like to have the roof looked at to see if there are problems with icicles.

One of the unit owners has requested that some rotten boards around the garage trim be replaced. It was felt that this is on the repair list given to the contractor, so should be done in the near future.

A unit has requested that the grade on the side of the unit be improved, after normal sinking. This will be diarized for next spring.

The AGM will be held on Wednesday, November 15th at 7:00 PM at the Walden ATB. Notices were sent by email or by mail to all owners. Angie advised that prior to the nomination/election, the Chairman should state the number of Board Members to be on the Board. There is a huge need for volunteers to serve on the Board, as only 3 of the current Board have agreed to let their names stand for nomination for the coming year. Board members will approach residents in hopes of finding new candidates.

As there will be a new Board elected at the AGM, the next meeting date will be set by the new Board.

Peter Haggarty, Board Chairman.

Sharon Johnson, Board Secretary

