

**CHAPARRAL POINTE ADULT CONDOMINIUMS
INFORMATION MEETING REGARDING PROPOSED BYLAWS
JUNE 19, 5:30 PM AT A.T.B. IN WALDEN**

Sharon Johnson, Board Chairman and member of the Bylaw committee, welcomed the large audience of owners. Jason Dutton, of the Bylaw committee, recapped the items that the committee was asking for owners' approval or disapproval. He introduced Laurie Kiedrowski, of McLeod Law. Laurie drew up the proposed Bylaws to include all points from the prior bylaws, with Bylaw committee consultation for clarification on areas that have, in the past, been interpreted differently than the original intent. These Bylaws also include changes to the Alberta Condominium Act that will be enforced July 1, 2019 and January 1, 2020.

Laurie gave comments and explanations on the proposed Bylaws. She pointed out that while an effort was made to have the content easily understood, a certain level of "legal-ez" was necessary for correct meaning.

All of the four questions asked by the committee were discussed, with points for and against on all of them being raised.

Insurance responsibility was discussed, and there were many questions from the floor regarding: owners' own insurance necessities, chargeback of deductibles, whether Corporate insurance or owner owned insurance would cover betterments made by owners. Laurie suggested that owners should make sure their own insurance has loss assessment and deductible charge back coverage. Angela Murphy, of FirstService Residential, suggested that a representative from the insurance company would be available to meet with the owners at some time to discuss these points, with special attention to coverage of owner betterments. Angela will contact the insurance company about a meeting. She commented that insurance companies are changing their coverages for condominiums and the number of companies that will supply coverage for condominiums is decreasing drastically.

Laurie encouraged the owners to allow notices and announcements to be sent to them electronically. She explained that with new Condominium Act specifications (e.g. minutes of the past year's Board meetings must

be sent out with the AGM notification) copying and postage will be a huge expense for Condo Boards. Sending electronically will save much money.

She explained that privacy laws prevented owner names appearing in the Board meeting minutes, but Unit numbers should show; that by purchasing a unit in a collective type of housing the owner must forfeit a certain amount of privacy in the interest of the rights of all owners.

Laurie felt that there would probably not be changes in the Act with the recent change in the Alberta Government.

Discussion from the floor raised the question of whether a 1 pet limit or pet size restriction should be in the Bylaws; the majority of the meeting attendees felt that this should be left to the discretion of the Board and each case would be considered on the particular circumstances.

Laurie explained that the age restriction decision of 55+ or not could be avoided at this time, and it could remain as it now exists (adult – over 18) until December 31, 2032 (the conversion time allowed for condominiums to comply with the changes to the Alberta Condominium Act age restriction regulations). She said that the old Bylaws could remain registered, and new Bylaws could be registered with wording that all parts of the old Bylaws are replaced by the new, with the exception of the age restriction stated. If, at December 31, no 55+ age restriction Bylaw is recorded at Land Titles, the complex will automatically become open to residents of all ages.

Laurie was thanked for attending and speaking to the owners.

It was explained by the Bylaw committee that after the feedback on the four questions (and possibly any change after the insurance meeting), the proposed Bylaws would be adjusted to reflect this. Then the Bylaw committee would present the final Bylaws to all owners and ask for approval. Approval of 75% of the owners is required for the Bylaws to pass. The owners would be notified of the result of this vote. If approved, then Laurie would do the forms required to accompany them, and would file with Land Titles. Bylaws are not in effect until Land Titles certifies them.

Attendees were then asked record to their preferences (and owners they represented by proxy) on four items:

- (1) 55+ age restriction – three choices were given: (a) 55+ age restriction for residents, (b) no restriction, so children or teenagers could reside full time, or © leave the age as is currently in the Bylaws, at 18+, with owners deciding closer to the 2032 conversion deadline whether it should change to 55+ or be open to residents of all ages
- (2) Should concrete basement and garage floors be managed property – two choices were given: (a) it should be owner responsibility, or (b) it should be Condo Corporation responsibility
- (3) Days allowed for construction noises in the complex – there were two choices given: (a) noise from construction could happen between 8:00 AM and 6:00 PM any day of the week, or (b) this noise could not happen on weekends or statutory holidays
- (4) Hanging of Bathing suits and towels on decks – two choices were given: (a) it would be allowed, or (b) it would not be allowed.

The results of these would be announced to the owners another day, after the “votes” were counted.

The meeting adjourned.

The results after the counting of the preference votes was reported to the owners by newsletter, as follows:

Age restriction – the age will remain at the 18+ at this time
36 owners agreed, and 2 preferred no age limit

Concrete floors of basements and garages will be owner cost responsibility
24 agreed, 15 did not

Noise from construction will be allowed 7 days a week
35 agreed, 3 did not

Bathing suit and towel hanging will be allowed on decks
19 agreed, 15 did not