

**Minutes of the Meeting of the Board of Directors for
Chaparral Estates – June 3, 2009 – Unit #84**

CALL TO ORDER:

Meeting called to order by Mechtild at 6:30 pm.

ATTENDANCE:

In attendance: Jim Carroll, Mechtild Foelling, Wanda Olson, Tia Melnechenko, Lorna Romaniuk, Donn Lang

On behalf of Montgomery Ross: Juliana Borisova.

MINUTES OF PRIOR MEETING:

Donn moved that the minutes of the May 5, 2009 Board of Directors (“Board”) meeting be accepted as distributed. Mechtild seconded. All approved.

FINANCIALS:

There are no condo fees in arrears. The only outstanding issue involves Unit #27 and #29. Please see below for update.

CNM DESIGNS:

Dennis and Levi from CNM Designs meet with the Board before the beginning of the meeting. Prior to the meeting Dennis and Levi toured the property to view the approaches that are falling apart. Dennis has agreed to have a representative from Concrete Restoration come and visit the property to ascertain the best plan to fix the crumbling approaches. Juliana will follow-up and report at the next meeting Board meeting.

Dennis did commit to donating labor to rectify the situation however he will bill for materials. After the meeting the Board decided that any repairs completed would not be completed by Dennis. The Board is also considering legal action.

CONCRETE STEPS:

Tia contacted Total Landscaping and Sierra Stone to provide ideas and quotes to repair the spalling steps. Total replied that due to economic conditions they were unable to take on any further work for the 2009 summer season. Sierra provided a quote for an epoxy based, stone resurface. The Board has decided to not progress with the epoxy based solution due to the prohibitive costs of maintenance.

Juliana is currently looking into getting another concrete company to provide ideas and quotes to repairs the steps. Additionally Juliana is arranging to have a concrete restoration company to provide solutions.

Wanda and Jim will be going to Home Hardware to investigate a paint solution that was seen on TV.

CONCRETE PATIOS:

Tia is facing challenges in having trade people come to the property to quote. Currently she has one (1) quote at approximately \$2,000.00/pad. This is too expensive. Once she has secured three (3) quotes she will contact the other interested owners.

FIREPLACES:

Mechtild has contacted ATCO and investigated the black marks around the fireplace vents. She informed the Board that a check by ATCO can be completed of all gas burning appliances at no cost. The phone number for ATCO is (403) 245-7888, option 2.

Mechtild has reported that the black marks around the outside vents do not pose a fire hazard however, Owners must be aware that black soot on the inside of the fireplace can pose a fire hazard. Lorna will include this information and the phone number on the next newsletter advising Owners to have their fireplaces, and any other gas using appliances, inspected.

UNIT #27 and #29:

Juliana has contacted Chaparral Estate's insurance company, Co-Operators, to investigate if poor drainage in the complex was the cause of Unit 27's basement to leak. Juliana will report to the Board at the next meeting the outcome of the insurance adjusters comments.

UNIT #31:

The Owner has made progress with the requests sent by the Board. He has installed blinds by the front door to prohibit the dog from charging and barking at everyone who walks by. He has asked for clarity in by-laws with regards to replacing the damaged garage door which Juliana will provide. In regards to the fireplace Juliana will investigate and advise Owner of the process he needs to take to ensure it is not a fire hazard.

UNIT #38:

A letter has been sent to the Owner requesting that the satellite dish be removed and professionally installed. No progress has been noted by the Board.

UNIT #49:

An insurance claim has been filed for the kitchen fire that occurred in Unit #49. According to our By-laws the unit must be returned to the original state. Juliana will correspond with insurance company and report to the Board as necessary.

GREEN CARPET:

Jim has met with Green Carpet regarding the work completed last summer on the west side flower bed. It was determined that it was a misunderstanding however, a board on the back side of the flower bed would have eventually needed to be added and therefore the Board considers this issue closed.

Jim will add a board to the front side of the flower bed and add dirt as needed.

SPRING CLEAN-UP:

Spring clean-up has been completed by Bugaboo. The Board is pleased with the results.

OUTDOOR LIGHTS AND NUMBERS:

Jim will begin replacing lights upon their arrival. Once completed the back plates and numbers will project will begin. Juliana has provided a deposit of \$900.00 to Carrington Lights in order to place the order.

Lorna suggested the two Units that had replaced their lights last summer should be offered a \$60.00 refund as they were instructed it was an owner responsibility. One owner has refused a refund however, if the other owner accepts it then both will be paid.

DAMAGED SIDING:

Abacus is scheduled to complete the damaged siding repair. Unit #67 has been added to list as the upper west side, approximately 20 inches from roof, is a section of damaged siding.

Abacus will also be instructed to replace the rotting fence cap on north fence. The Board will address fence repairs and painting next year.

EXPLOSIVE LANDSCAPING:

There have been complaints regarding the quality of lawn care and maintenance from Explosive. The grass is being cut too short, the weed whacking has been careless and damaging plants/flowers and the downspouts are not being returned to the down position after completion. Although Explosive did notify the Board during the walk around that downspouts will not be put down the Board feels that this is an industry accepted practice. Juliana will discuss with Explosive the possibility of the downspouts be put down after a visit and she will report at next Board meeting.

LADYBUGS:

Lorna will purchase 500 ladybugs for the property. Tia and Lorna will release the ladybugs to combat the aphid problem.

NEXT MEETING:

The next meeting will be on July 7, 2009, 6:30 p.m. at Unit #67.

ADJOURNMENT:

Mechtild moved that the meeting be adjourned at 8:55 p.m.
Seconded by Jim. All approved.

AGENDA
Chaparral Estates
July 7, 2009; 6:30 p.m.; Unit #67

1. Accept minutes of previous meeting – June 3, 2009
2. Monthly Financials – any arrears
3. Concrete Steps/Approaches – any updates? Quotes? Did Concrete Restoration come out?
 - a. Should we sue Dennis?
 - b. What happened to the “Commitment Letter” requested by the Board in October 2008 from CNM Designs? Vicci was to obtain.
 - c. Weeping tile in concrete approaches – should they stay or should they go now
 - d. Donn’s back steps – new application applied – thoughts?
 - e. Quotes and processes that Juliana and Tia have researched and received.
4. Juliana’s report
5. Abacus – are the repairs completed?
6. Outdoor lights – progress? Can we start on the numbers?
7. Unit #31 – any progress?
8. Unit #38 – satellite removed?
9. Unit #49 – repairs completed? Any updates on Chaparral insurance claim?
10. Units #27 and #29 – any updates on Chaparral insurance claim?
11. Unit #84 – Drainage issue to be discussed.
12. Unit #65 – is he going to repair the grass before he moves?
13. Landscaper
 - a. Mulch on front bushes
 - b. Painted rocks on side of buildings where grass refuses to grow
 - c. Removal of dead bushes, plants in community flower beds
 - d. Letters to owners where the grass is not being watered?
14. Ladybugs – should we get more?
15. Review of By-Laws:
 - a. Leasing Of Units; Section 118
16. Roundtable