

Minutes of the Meeting of the Board of Directors for Chaparral Estates – August 11, 2009 – Unit 86

PRIOR TO THE MEETING:

Introduction of Tracey Harris, our new representative from Montgomery Ross.
[Tel: 403 234-7556, ext 242. Fax: 403 269-9908]

CALL TO ORDER:

Meeting called to order by Lorna at 6:40 pm.

ATTENDANCE:

In attendance: Donn Lang, Lorna Romaniuk, Jim Carroll, Mechtild Foelling.

On behalf of Montgomery Ross: Juliana Borisova and Tracy Harris.

Regrets: Tia Melnechenko, Wanda Olson

REPORT FROM JULIANA BORISOVA:

- Juliana reviewed the following items:
 - Unit 31 owner did not show for meeting regarding a possible collar for his dog and required repairs for his garage door. There appears to be a lack of cooperation and the board has asked Tracey to review city by-laws regarding the dog.
 - There is an unknown cat defecating in a unit's window well. It is possible to obtain a cat trap from Animal Services.
 - Mountain Waterproofing Inc. to view Unit 86 at 9:00 am, 12 August 2009. [Update: there is a crack in the basement wall.]
 - Unit 39 has a barking dog.
 - Owen from Duntec [(587) 999-6936] did not show up or follow up.
 - Unit 74, dead birds were removed from vent; and Board will check vents periodically.
 - Abacus to install elbows and run-off section to front of Unit 93. Run off section can not be installed between garages.
 - April to do spraying of Spruce trees and to give the Board an update concerning the Spruce Bug.
 - Abacus to repair vinyl siding that has been melted by owners' barbeques. Cost of repairs to be charged to owner.
 - Units 32 and 89 are rented.
- Financials are in good shape and Accounts Receivable is collected

DEAD TREES

Donn Lang motioned that Jim Carroll proceed with the removal of specific, dead trees. Mechtild Foelling seconded. Motion carried.

TRIMMING OF BUSHES

April to review cost of \$42/hour for trimming of bushes. Lorna Romaniuk expressed concern for the trimming of the Lilac bushes at the entry and the west outside wall. To be reviewed at next Board Meeting.

FRONT STEPS

Jim Carroll motioned that we seal all approaches and steps this year at a cost of \$110.00/unit. Donn Lang seconded. Motion carried.

UNIT NUMBERS & BACK BOARDS:

Donn Lang to bring samples of numbers for Board's review. It was understood that Tia Melnechenko and Donn Lang would request a quote for the plastic squares to be cut by the supplier.

FRONT BEDROOM WINDOWS

Lorna Romaniuk brought to the board's attention that the cost for triple glazed [to reduce street noise] could be obtained for \$1,700.

PETS

The board asked Lorna Romaniuk to mention in the newsletter that pets must be registered with Montgomery Ross **and** that owners who rent their units must register their tenants with Montgomery Ross.

PARKING LOT PAVEMENT

The board did a quick walk around to assess the condition of the pavement which had been on the repair list about three years ago. Other than a few "wells" around the drains, the pavement is in good condition. Topic deferred to next meeting.

NEXT MEETING:

Thursday, October 22, 2008, at 6:30 pm. Unit 35 (Jim's)

ADJOURNMENT:

Donn Lang moved that the meeting be adjourned at 8:30 pm. Jim Carroll seconded. Motion carried.