

**Minutes of the Meeting of the Board of Directors for Chaparral Estates  
March 15, 2011 – Unit #35**

**CALL TO ORDER:**

Meeting called to order by Joanne at 7:00 pm.

**ATTENDANCE:**

In attendance: Lorna Romaniuk, Jim Carroll, Wanda Olson, Joanne Serjeant, Tia Melnechenko, Brent McIver

On behalf of Prairie Management & Realty ("Prairie"): Andrew Fulcher

On behalf of Explosive Landscaping ("Explosive"): Ryan Birmingham, Shanna L'Heureux

**MINUTES:**

Wanda moved that the minutes of the November 3, 2010 meeting be approved. Jim seconded.  
Motion carried.

**SNOW REMOVAL:**

Ryan and Shanna from Explosive were invited to the meeting to discuss snow removal at Chaparral Estates. The Board is largely disappointed with the lack of timeliness in the removal of snow from the roads. There are no complaints with the snow removal on the driveways.

This year seems to be a record year in the amount of snow Calgary has seen. This has resulted in large amounts of snow not being removed promptly. With temperatures rising and dropping it has caused large ruts of compacted snow and ice on the roadway.

Explosive agreed that the quality of snow removal has suffered this year. Explosive has since removed the compacted snow and ice from the roadway at no charge to the Corporation. Explosive has also committed to removing the snow piled along the west wall thereby blocking visitor parking and removing the ice piles in front of the garbage bins also at no charge to the Corporation.

The Board is satisfied with the resolution and looks forward to working with Explosive.

Andrew will also investigate the possibility of adding Explosive to the approved list with Calgary Parking to have vehicles towed that are parked on the roadway.

**FINANCIALS:**

Andrew will contact owners who are delinquent on Condo fees.

The lawyer is in the process of collecting the past due fees from Unit #15. Andrew will advise of any updates.

**AGM:**

The audited financials are completed. Andrew will look into renting the Fish Creek Recreation Centre on or around April 15, 2011. Once the date is confirmed Andrew will mail out AGM notices to owners along with the website survey and the letter from the President, which will be completed shortly.

**WALKABOUT:**

The spring 2011 walkabout has been set for May 9, 2011, weather advising. Explosive, TQC Developments (concrete step refurbisher) and handyman (TBD) will be invited to accompany the Board.

**FRONT FLOWER BEDS:**

Tia will approach Lesley Thompson to determine if she is interested in maintaining the front flowers beds again for the 2011 season. In an effort to control costs the Board is prepared to provide Lesley with a \$200.00 budget for supplies.

**WEBSITE:**

The Board is currently surveying owners regarding the interest in maintaining the website. After repeated calls for a volunteer to step up no one has answered. The community is being polled to gauge the interest in maintaining the website for the \$100/month or \$1200/year cost. Currently 8 owners have completed the survey. The results are 75% yes for continuing and 25% no for continuing.

This will be discussed at the AGM.

**CHAPARRAL ESTATES SIGN:**

Brent has provided a website with sample signs for the Board to view. Once the Board has decided on a sign style Andrew will then procure three quotes, of which Brent's company will be one, in order for the process to begin.

**UNIT #25 ROOF:**

Unit #25's roof has begun leaking again. Wanda will provide Andrew with the name of the contractor who repaired her roof. Andrew will make arrangements to have the roof repaired.

**NEXT MEETING:**

The next meeting will be the AGM.

**ADJOURNMENT:**

Joanne moved that the meeting be adjourned at 8:20 p.m. Jim seconded. Motion carried