

Approved

**Crestview Chateaux HOA
Meeting Minutes,
January 18, 2018
Location – Unit #216**

Board Members Present

- J.R. Rutherford – President
- Sara Patterson – Vice President
- Cecily Cook - Treasurer
- Jim Zirbes – Web Master/Newsletter Editor
- Trish Rutherford – Member at Large

Other Attendees

- Chad Cheff – Property Manager, Heywood Community Management
- Owner Unit # 116

Meeting called to order at 5:34

Homeowner Comments

- Owner unit #116 – construction work on unit next to her started work at 6:30 a.m., worker told her law says work can begin at 6:00 a.m., she checked and residential work cannot start until 8:00 a.m. Resident was also concerned about debris in parking lot – Chad to check with landscapers to clear it more thoroughly. Resident also concerned about landscaping not being done as well as it should be – Chad to check with landscapers to improve

Financials

- Cecily presented a report on the financial standing of Crestview, reserves are down but should improve with this year's small raise in dues. Chad to request a \$600 refund from website since Crestview has access to another website our Webmaster uses at a lower fee. Sara motioned, Trish seconded, motioned passed.
- Regarding raising dues – our attorney's were asked an opinion on legality of our proposed \$10 a month raise in dues calculated from the past 6 years of increases in CPI and dues have not been raised in that time. Opinion is that raises in dues based on CPI can only be calculated from the last 12 months which would be \$4.50 a month – board approved.

Old Business

- Backflow Pipes being damaged by outsiders, stealing components to sell. J.R. has been checking protection for backflow pipes to deter theft, options are being considered & will be presented at Annual Meeting.
- Many window screens are in bad condition – unique frame design makes it more difficult for owners to find vendor to accommodate. Sara to check with some hardware stores to see about getting a set cost for replacement.
- Maintenance Calendar reviewed, no changes needed will proceed accordingly

New Business

- Annual meeting is Saturday, February 10, 2018 at the pool. At that time new pool keys will be given to owners that are current on dues. Others will have to make arrangements to pick up keys at Heywood.

Meeting adjourned at 7:04

REMINDER: The Annual Meeting has been scheduled for 10:00 a.m., Saturday, February 10, 2018 in the pool area

