

MINUTES - Approved
Crestview Chateaux Homeowners Association
Homeowners Meeting November 19th, 2020
5:30 PM

In Attendance:

Board members present: Chris Mohme, Connie Gartner, Jim Zirbes, LeAnn Patterson
Other attendees: Austin Heywood, Scott Sowl with Klean-Rite
Homeowners present: Sara Patterson unit 212, Toni unit 215

Meeting called to order:

- The meeting was called to order at 5:32 pm by Chris Mohme.

Klein-Rite Landscaping

- Scott gave a report to the board of activities so far. Finished over-seeding/fertilizing, removed most dead bushes, did extensive irrigation work. Plans to tackle the overgrowth in the Spring. He created a sprinkler map with water shut off locations and forwarded to Austin. He recommended a parking lot service to do parking lot. Trash by mailbox emptied today.
- Austin reported that City of Chandler is requesting that we create a drainage ditch along the east wall. Austin proposed to delay this until more information can be obtained.

Approval of the Previous Meeting Minutes:

- Jim motioned to approve. Chris seconded. Unanimously approved.

Open Forum:

- Toni reported lights out at pool. Austin to open work order.

Financials Report:

- Austin discussed the higher water costs. Austin is looking for estimates to do leak detection. Over seeding always impacts water usage. Connie mentioned 1 meter is has been higher in 2020 than in 2019 and 2018.
- Janitorial is now 2 times – can go down to 1 a month. We could decrease Burns traps from 4 traps to 3. There are currently 2 on E and 2 on D. LeAnn motions to approve the change. Chris seconded. Unanimously approved.
- Motion to approve 2021 budget with \$2.50/mo increase to \$194/mo regular assessments made by Chris, seconded by Connie; unanimously approved.

Maintenance Calendar:

- All items completed. Austin currently has the spreadsheet. Heywood will maintain it. Jim will post on website. Heywood to send letters to owners for year end increase and condo policy insurance.

Architectural Requests:

- There were no requests. There was discussion of when owners need to request approval for change. No major modifications that affect exterior of the building. Doorbell cameras, such as those provided by Ring or Alarm.com, were OK for homeowners to install without prior written approval.

Old Business:

- Chris motioned to accept LeAnn to fill the board vacancy. Connie seconded. All approved.
- JR has not resigned. We are not going to fill his position since his term is ending.
- Loan Status Update – in underwriting right now. Connie and Jim will sign when the loan is ready. The loan proposal is \$300,000.
- FHA Financing Update – we can use outside company to do the paperwork at about \$1000 if we choose to apply. Connie moved to address this in January. Chris seconded. All approved.
- Roofing estimates were reviewed. Chris motioned to approve 5 Guys. Jim seconded. All approved.
- Pod in parking lot should be gone this week. There is a refrigerator on the patio of unit 105. Austin to get with Nick about sending notification on the fridge. Utility boxes need to be closed if open, Nick will address on walls or submit work order if needed.
- The NE trash bins were replaced a couple of weeks ago. Drivers still using vehicle to push bins back in place which is causing damage to the enclosures. Connie will contact the waste company about this and ask about replacing the SW corner dumpsters.

New Business:

- LeAnn gave a report on pool furniture bids. Chris motioned to accept Campground furniture. Jim seconded. All approved. Color to be determined. Connie will contact a company to haul old furniture away at no cost when ready.
- Asphalt project - discussed bids. Tabled until January meeting.
- Pool Leak – it is suspected that there is an underground pool leak causing water costs to go up. Heywood needs to get bids for leak detection. Tabled until January meeting.

Next Meeting: January 21th at 5:30 pm.

Meeting Adjournment

- Meeting was adjourned at 7:10.