

MINUTES - Approved

Crestview Chateaux Homeowners Association

Homeowners Meeting February 18, 2021

5:30 PM

In Attendance:

Board members present: Chris Mohme, Connie Gartner, Jim Zirbes, LeAnn Patterson, Toni,
Management Rep: Austin Heywood, Nick Allmaras

Others in attendance: Sara Patterson

Call to order:

- Meeting called to order at 5:31 PM by Board President Chris Mohme. Meeting was held via conference bridge.

Open Forum:

- No comments.

Approval of Meeting Minutes:

- Jim's name is misspelled. Will make that correction. Chris motioned to approve. Toni seconded. All approved.

January Financials:

- Connie gave a report of the finances. Expenses came in under revenue. Pool was over budget. Water came within budget. There were some questions about the assessment totals. Nick to follow up with details.
- Chris motioned, Jim seconded. Unanimously approved.

Maintenance Calendar:

- Review upcoming calendar. Pool porter service is currently once a month which includes the bathroom and grill cleaning. Traffic is very light so in April we can re-evaluate the frequency.
- Jetting main water line – cost about 4 – 5,000. 2020 was probably the 2 year point so we are past due according to the recommended interval which means it was likely done in 2018. Nick to check when the last time it was done and to get some bids. Nick moved paving to Dec.

Architectural Requests:

- No requests.

Old Business:

- Pool Updates – leak test next week. Should have a bid for deck repair coming in soon for the next meeting.
- Tree Trimming Schedule – Board approved year one, so we need to approve year 2 & 3 to get price locked down. Assuming the prices are still valid (just past the 90 day bid), Chris motioned to approve year 2 & 3. Connie seconded. All approved. Nick to verify the prices are the same. Bid #11774
- Sundance should be scheduled and start next month. Lindsay to check. First time \$300 then \$175 after that.
- Klean-Rite – Has Scott been notified of approval for sulphur treatment? Nick to double check.

- Car towing – there is a car with expired tag.

New Business:

- Update on Trespass Enforcement – Chandler program update from Nick. Nick to send in the form. Program will be in effect for one year. Need to put it on the calendar for renewal. If less than \$100 ok to move forward without board approval. Connie will reach out to get more information about having a police officer come out and talk to us.
- Neal with Ace Asphalt would like to meet with Board on property. He will honor the bid with the seal but wants to walk the property to point out more work. He would like to meet to propose a plan for work that needs to be done. We don't have the money to do a re-surfacing which is almost \$200,000. Connie mentioned the Open Meeting rules if 3 members meet to discuss HOA business outside of the HOA meeting, we must follow these rules including posting notices. Nick to convey back to Neal to find out more specifics via email.
- Chris motioned If under \$100 move forward with sign for the NE corner next to dumpster. 3 Monkey Signs did our other signs in the past. Nick to follow up with them but may need to get bids from other sign companies.
- Spring planting – Connie brought up Scott's revised proposal. Granite project to be a 2022 reserve project. Chris motioned to approve up to \$500 and Connie seconded. All approved.
- Renter/Owner ratio – Connie said that according to the "cheat sheet", Heywood should have the information from every unit. Would have to change the CCR to disallow Aire B&B. HOA has right to the information to the rental, license numbers, period of lease and Heywood should be collecting this information. Board should have access to this information.
- Fidelity Bond insurance – for HOA embezzlement fraud ---- Nick to send copies of our insurance policies to board.
- Connie brought up the walk around and the list of items that we would like to address around the property. Landscape borders, parking lot lights and granites are big ticket items to discuss at later meeting. \$560 per parking light and to get a softer color. Chris suggested that lights are not high priority. Landscape borders – side by side borders are better. Extruded curb vs brick. Nick to get bids for side-by-side bricks per foot. Small railroad tie and sink holes – Scott can do these are regular part of service.
- Toni brought up the porch lights. She replace the light bulb but still not working. Connie said the HOA is responsible for external lights but homeowners should report the outage. Nick will communicate with the porter about replacing burned out porch light bulbs and for them to use existing supplies. Also, needs to make sure they have a key to the storage room.
- Jim brought up that Toni mentioned at the annual meeting that she would like to see some fun activities. Toni will look into arranging for food truck night and check with different vendors about their interest.

Next Meeting:

- March 18 at 5:30 PM.

Meeting Adjournment

- Meeting adjourned at 7:19 PM.