

# MINUTES - Approved

Crestview Chateaux Homeowners Association

## Homeowners Meeting March 18, 2021

5:30 PM

### In Attendance:

Board members present: Chris Mohme, Connie Gartner, Jim Zirbes, LeAnn Patterson, Toni Santangelo

Management Rep: Nick Allmaras

Others in attendance: Scott from Klean-Rite

### Call to order:

- Meeting called to order at 5:33 PM by Board President Chris Mohme. Meeting was held via conference bridge and on Connie's patio.

### Landscape:

- Scott from Klean-Rite gave a report – Spring planting bid. He was unable to get the 3-gallon size for the plants we wanted so had to go with the 5-gallon which accounts for the higher price from original bid. Clarified where the trees are going to be located. Pruning is almost done. Aerating will be done late April or early May. Sulphur treatment will be done late March or early April. He's going to get a proposal together for rock/granite project. Break bid into three parts: for bare areas; for BLDG C river rock replacement; and for BLDG F river rock replacement. Discussed railroad tie replacement. Sink holes have been repaired but there is another hole near BLDG B that needs to be addressed. Chris motion to approve the bid of \$568 for the 6 plants and 2 trees. Toni seconded. Unanimously approved.

### Open Forum:

- No comments

### Approval of Meeting Minutes:

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

### January Financials:

- Connie gave a report of the finances. Month's income was \$1,000 under budget and expenses were \$2,000 over budget. Connie had questions for Austin about why budget comparison and operating accounts don't match. Connie will meet with Heywood lead accountant Shantel to understand the differences. She noted \$3,445 under in collections of assessments.
- Chris motioned to approve. LeAnn seconded. Unanimously approved.

### Maintenance Calendar:

- All Pro asked when they should schedule their work and it was decided that May would be better due to the roofing work going on.
- Pigeon baiting frequency seems about right. Burns is not being consistent with their twice a week visits. Nick to follow up with them.
- Pool porter frequency is ok. Grill is not being cleaned. Nick to follow up with them.
- Pest control frequency. It was decided we should pick up the exterior treatment. Nick to check with prior company and pricing.

- Jetting main line. April 2019 was last time it was done. Nick to prepare bids for Sept and update the maintenance calendar. Nick advised that the average price per line was about \$400. We have 24 lines.
- Go ahead and get 2 new flags in preparation for the May item of replacing flag.
- Don't need to do roof cleaning in April.

#### **Architectural Requests:**

- No requests.

#### **Old Business:**

- Roofing Update – about on schedule. Damage to unit #212 stair railing. Nick to follow up.
- Street sweeping service – coming on the March 26 then they will come once a month on the last Friday of the month. They requested that the homeowners move their cars for a couple of hours for the first visit so they can do a thorough job. Nick to send flyers to Connie so she can post them on the doors and he will send an email blast.
- Renter/Owner ratio – Heywood should be collecting certain information from owners who are renting their units. Connie will send Nick the “cheat sheet” from the HOA class. Heywood can charge up to \$25 per rental change to collect the information.
- Trespassing signage is up at NE dumpster.
- Nick to meet with Neal on paving recommendations next week about areas of concern. They will meet at 9:00 AM on March 25.
- Nick sent Connie the insurance policies and she'll forward to the rest of the board. Connie would like the Premium Payment form sent so we know how much is due and which months. Nick will send that out.
- Food Truck report from Toni – She heard back from 4 trucks. She is scheduling the trucks to come the last Tuesday of every month. Tentatively the schedule is that EggsQuisite Sweets will be here on April 27 along with a taco truck (name?). Bonsai Boyz will be scheduled for May. Ginger Monkey will be scheduled for June. Jim proposed a small budget of \$150 for bandit signs to help advertise. Nick to get some bids for 6 to 10 with some wording to the effect of: Food Truck Tuesday – last Tuesday every month at Crestview Chateaux. Please check website for details. Chris motioned to approve \$150 for signs. Jim seconded. All approved. Nick can do some laminated signs in office. The hours that the trucks will be on premises will be 5:30 – 7:00 PM.

#### **New Business:**

- No new business

#### **Next Meeting:**

- April 15 at 5:30 PM.

#### **Meeting Adjournment**

- Meeting adjourned at 7:00 PM.