

MINUTES

Crestview Chateaux Homeowners Association

Homeowners Annual Meeting February 6, 2021

10:30 AM

In Attendance:

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

Management Rep: Austin Heywood, Nick Allmaras

Others in attendance: See sign-in sheet.

Meeting called to order:

- Meeting called to order at 10:34 AM by Board President Chris Mohme. Meeting was held at the pool.

Establishment of Quorum:

- Chris confirmed that at least 9 owners were present which is the minimum for a quorum.

Introductions:

- Chris opened the floor for the board members to introduce themselves and noted that LeAnn Patterson is serving as a provisional board member and is on the ballot for election to a full 2 year term.
- Chris noted that Austin Heywood would be transferring management responsibilities to Nick Allmaras as of today.

2020 Financial Review:

- Austin gave a review of the budget to actual for 2020.
- Connie added that in 2020, \$13,000 were taken from reserves for expenditures to remove several dead or dying trees.

State of the Community Address:

- New pool furniture was delivered yesterday.
- Chris gave a report on the new landscaping company – Klean-Rite. They have been very responsive and have attended a couple of board meetings to ensure that we are happy with their work.
- All Pro Trees have been contracted for a 3 year plan to remove dead trees and trim those that are in need of cutback. New trees will be added as budget allows over the next 3 years.
- The parking lot will be sealed this year and advised the residents to be on the look out for notices as the cars will need to be moved around the parking lot as sections get worked on.
- In Feb, Sundance Sweeping will start blowing our parking lot, including the dumpster enclosures, once a month.
- Chris noted that residents should stay alert to outsiders who come on the property and dump trash and bulky items in our dumpster areas. He also reminded residents that it was against federal regulations to post flyers on the post office boxes.
- Chris gave a roof project update. Crestview was able to obtain a loan so that all of the roofs could be done at one time and should start in March. One building at a time will be completed. It is possible that the special assessment could end early.

Board Election:

- Two write-in candidates were introduced: Toni Santangelo and Margie Drotos. LeAnn Patterson is on the ballot for election.
- Ballots were collected and counted. LeAnn received 12 votes, Toni received 7 votes and Margie received 4 votes. LeAnn and Toni are elected for 2-year terms.
- The current board consists of:
 - Chris Mohme
 - Connie Gartner
 - Jim Zirbes
 - LeAnn Patterson
 - Toni Santangelo

Open Forum:

- Toni brought up the pool lights that have been out for quite a while. They were fixed earlier this week. She also brought up that the bulletin board was not updated but Jim explained that he had recently updated it.
- A resident asked what the owner to renter ratio was and Austin said he thought it was about 50% but he or Nick would look further into this.
- Rob brought up the issue of people driving onto the property and parking their cars next to the northeast dumpster and loitering there. This happens at all times of the day. A recommendation was made to post better signs that advertise this is privately owned condominiums. Nick will get some bids. New lightning was also discussed that might focus light directly on that corner dumpster area and nearby parking spaces. Nick will also research options.
- Jim Zirbes recommended that residents visit www.crestviewchateaux.com/ for roof updates. Austin said they could send email notices as well.

Next Meeting:

- February 18th at 5:30 PM.

Meeting Adjournment

- Meeting adjourned at 11:42 AM.