

MINUTES - Approved

Crestview Chateaux Homeowners Association

Homeowners Meeting April 15 2021

5:34 PM

In Attendance:

Board members present: Chris Mohme, 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 5:36 PM by Board President Chris Mohme. Meeting was held via conference bridge and at the pool.

Landscape:

- Scott from Klean-Rite gave a report – Most planting has been completed. Watering has been increased. Sulphur treatment is down. Aerating and fertilizing will be done by end of month or first week of May.
- Railroad tie – still checking – in progress. Nick is going to look into getting someone else to do this.
- Cleaned up under the oleanders and east of the pool fence.

Open Forum:

- Jim's porch light still hasn't been replaced.
- Pool lights still out. Request was submitted to porter by Heywood.

Approval of Meeting Minutes:

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

Approval of March Financials:

- Since Connie was not in attendance, approval was delayed until next month.

Maintenance Calendar:

- Flags – Derrick is working on this.
- Mainline jetting is moved to Sept.
- Tree trimming will be done in May.

Architectural Requests:

- No requests.

Old Business:

- Roofing Update – By Tuesday should be ready for the pool roof. Rail damage, Nick notified Carolina and will follow-up again with it.
- Pest Control – general pest control – Great Western was the vendor in the past. \$220 a month. Nick to get some new bids. Burns tech is supposed to reach out to Nick about the pigeons.
- Tree Trimming Update – 3 year plan starts May 12th. This should include the palms.

- Other old business –
 - Food Trucks – Will be held at the northwest end parking area. April 27th at 5:00. Parking cones to be placed Monday morning. Use caution tape also. New signs to go out on Friday.
 - Sundance will take care of the dumpster area next month.
 - Invoice from 108 about the repair of the water main. Nick says that should be taken care of.
 - Cracked stairs – work order has been submitted for 207 and 208.
 - Renter/Owner ratio – Nick says he has a report and will send out.
 - Grill should be being cleaned now by porter.
 - Loitering cars are now parking in the northwest corner now that there is a sign at the northeast corner. Need to get another no trespassing sign for that area. Jim motioned to purchase another sign. Chris seconded motion. All approved.

New Business:

- Klean-Rite Granite Estimate - Postponed granite estimate discussion until next month.
- Ace Asphalt Proposal Update – previous bid had minimal work. Neil submitted new proposal which addressed more damaged areas. Only increased 3,000. This will be interim fix until the major project is done in 5 years. Jim made motion to accept the new bid. Chris seconded. All approved. Schedule in June if possible.
- Pool dirty bottom needs to be addressed. Some of the discoloration is the patching marks that they did recently.

Next Meeting:

- May 20 at 5:30 PM.

Meeting Adjournment

- Meeting adjourned at 6:44 PM.