

MINUTES - Approved

Crestview Chateaux Homeowners Association

Homeowners Meeting May 20, 2021

5:34 PM

In Attendance:

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

Management Rep: Nick Allmaras

Others in attendance: Sara Patterson

Call to order:

- Meeting called to order at 5:36 PM by Board President Chris Mohme. Meeting was held at the pool and via conference bridge.

Open Forum:

- Unit 212 - Notification about moving the cars for the tree removal and trimming should have had more notice.

Approval of April Meeting Minutes:

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

Approval of Financials:

- Connie gave a report for April and May financials.
 - **March** - Income \$3922 above monthly budget income of \$20,832. Expenses \$1669 above income. Monthly expenses \$5433 above monthly budgeted expense of \$20,990 due to insurance payment and pool repairs. Annual expenses currently \$4789 over.
 - **April** - Income \$5987 above monthly budget income of \$20,832. Expenses \$1239 above income. Monthly expenses \$7068 above monthly budgeted expense of \$20,990 due to insurance payment and roofing repairs. Annual expenses currently \$11,857 over.
- Chris motioned to approve both March and April financials. LeAnn seconded. All approved.
- Board approves replacing James Rutherford with James Zirbes as signee on AZ Federal Credit Union account.

Maintenance Calendar:

- Flags have been replaced.
- Tree trimming in May is complete. All-Pro will come back in June to do the Mexican palms.
- Asphalt moved to August.
- Granite moved to the fall.
- Porter Service discussion – It was suggested that the porter take pictures especially of the bathroom and bigger services when complete. Nick to send the contract for board review to understand what is in the scope. Chris motioned that starting in June the porter should come twice a month until August and revisit then to go back to once a month. Connie seconded. All approved.

Architectural Requests:

- No requests.

Old Business:

- Roofing Update – list of concerns to be addressed with 5Guys before signing off on the project for payment.
- Tree Trimming Update – All Pro coming back to finish some missed bottlebrush trimming.
- Other old business –
 - Ace Asphalt will start the parking lot project beginning June 29th which will address patching identified areas. In July curb work will begin. August 11th & 12th seal coat will be applied to areas in front of Bldg. A and B. August 17th and 18th seal coat will be applied to areas in front of Bldg. C and E. August 19th and 20th seal coat will be applied to areas in front of Bldg. F and G. Parking notification will need to go out for specific parking areas during this work. No irrigation can be done during this time so need to let landscapers know.
 - Pool lights have not been replaced by porter even though it was reported a couple of months ago.
 - Sundance has not swept dumpster enclosures. Nick informed them and they said they will address during May sweep. Chris will verify it is done.
 - Stair replacement – vendor coming to give an estimate.
 - Renter/Owner – The information in the report that was sent to the board doesn't seem to be up-to-date. Connie will send Nick the information about the right for HOA to gather this information and charge a nominal fee.
 - Brian should be looking into getting a replacement sleeve for the pool handle.
 - 2nd trespass sign – Nick to follow up.
 - Railroad tie – Nick to ask the porter the move the existing ties over and brace.
 - Tzikii Brothers will be the next food truck on Tuesday May 25th. Also a dessert food truck will be there. Toni is checking with the Fire department about coming and setting up a table for a future event.

New Business:

- Ryco Plumbing Estimate – Chris motioned to approve the estimate to repair the sewer line between Bldg C and E. Jim seconded. All approved.
- Pest Control Estimates – board reviewed 3 bids. Chris motioned to accept Rapid Pest Service between June – Sept for \$150 per month. Connie seconded. All approved.
- Will re-visit the granite estimate in Sept.
- West side of B and South walls need to be evaluated. Nick to get some bids.
- Connie will meet with insurance company Russo to go over notification of invoicing and payments.

Next Meeting:

- June 17 at 5:30 PM. Jim volunteered to host the June meeting.

Meeting Adjournment

- Meeting adjourned at 7:01 PM.