

MINUTES - Approved

Crestview Chateaux Homeowners Association

Homeowners Meeting June 17 2021

5:35 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 5:35 PM by Board President Chris Mohme. Meeting was held via conference bridge and at Jim Zirbes's.

Landscape:

- Scott with Klean-Rite gave a report. Discussed issue with trimming flowering plants. Only do it if it is overhanging an area. Increase watering. Added mulch to some areas. Seed for this fall may or may not be available as a shortage is projected. Price is expected to increase 100%. May be other options of using some cheaper seed. Jim mentioned that the guys dumped clippings into dumpsters and Scott was asked to inform his crew not to do that. Also, Jim mentioned the pot holes around the property still needs to be filled in.

Open Forum:

- No comments

Approval of May Meeting Minutes:

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

Approval of May Financials:

- Postponed due to Connie's absence.

Maintenance Calendar:

- Mexican palm tree trimming will be done June 25th.
- May need to do a walk of Bldg. B prior to painting to see if damaged siding needs repair.

Architectural Requests:

- No requests.

Old Business:

- Pool Issues - somewhat better but Friday still looked bad after service. Nick is going to contact Ryan to make sure they vacuum every Friday.
- Block Fence - Paul with a masonry company came to do a walk around. Said it is not an imminent issue. Did recommend removing the Eucalyptus trees near the cracks.
- Palm tree trimming update will take place June 25th.
- Porter (YDEK)– it was decided to have twice a month service – the service should include cleaning of the barbeque, pool deck, and bathrooms. They should come every other week.
- Other old business –

- 104 – broken glass due to fire is still present. Window is on back order and that is why the plywood is still up.
- Chris is continuing to monitor loiterers and the police have come several times to investigate.
- 123 and 223 are Air B&B. Discussed options. Nick to check into legalities of restricting short term rentals.
- Asphalt project – Nick delivered notification flyers to be distributed to the units.
- Food truck – the asphalt curbing and patching work will happen on the Food Track day. Concerned about cars parking in the area for food trucks. Toni will put up cones early. Toni suggested canceling July & August due to heat.

New Business:

- Signature Gates Stair Repair Estimate – Bldg B steps are ether welded or screwed. A question was raised - will the new stairs be welded or screwed? Chris made a motion to accept the bid and ask that they weld the stairs if the cost does not increase the bid. Jim seconded. All approved.
- All-Pro Tree Bids – Nick to follow up about the pine tree fertilization. Not sure if this was requested. They gave bids for the removal of the eucalyptus along the south wall to mitigate the leaning/cracking wall. Table the bids for now and Chris will monitor any movements.

Next Meeting:

- August 19 at 5:30 PM. Jim volunteered to have the meeting at his place.

Meeting Adjournment

- Meeting adjourned at 6:39 PM.