

# MINUTES - Approved

Crestview Chateaux Homeowners Association

## Homeowners Meeting August 19 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 at Jim Zirbes's.

### Open Forum:

- No comments.

### Landscape:

- Sink holes showing up after all of the rain. Jim will get pictures and send. Jim also asked about edging not being done and will get pictures to send.
- Klean-Rite submitted 3 options for the next overseeding. Scott said that the 3-way blend is usually what has been used. Discussion was held about the pros and cons of the 3 options. Chris motioned to approve option 1. Jim seconded. All approved.
- Since option 1 was chosen for overseeding the sod bid can wait until next year.
- Scott will look at the railroad ties and see if they can be moved over to fill in the gap.

### Approval of June Meeting Minutes:

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

### Approval of May Financials:

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

### Approval of June Financials:

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

### Approval of July Financials:

- Connie reported that the water has not been paid. The refuse has also not been paid because a new company bought the old company. Budget discussions will begin in Sept. Jim motioned to approve. Chris seconded. All approved.

### Maintenance Calendar:

- Trash contract – we now have a new company that bought the existing contract. We need to see how the new company performs in the next few weeks. The new company has not discussed contract renewal.
- Need bids for Nov. painting – Nick to follow up. Painting company to check on the wood and include price if any needs replacing.
- No fall planting but we will walk to determine what should be planted in the spring. Jim to include in newsletter that residents can sponsor a plant.

## **Architectural Requests:**

- No requests.

## **Old Business:**

- Parking Lot Resurfacing - Nick supplied flyers with new dates.
- Pool issues – Spa has algae and was quite green. Current vendor doesn't seem to be doing a complete job. Toni contacted two companies for bids.
  - Poot Tech Bid
  - Party Pools
  - Nick to get one more bid – board to vote once we have 3 bids.
- There was discussion about the porter (YDEK) and if he was coming every other week. Connie said she was not going to approve full payment of the July bill because cleaning the bathrooms was missed. August should be ok to pay.
- Other old business –
  - 104 – broken glass has been removed.
  - Loiters – still going on but now moved more to the south parking lot.
  - Food truck – Toni has September, October and November lined up.
  - Stairs update - Was approved in May's meeting. Was supposed to be 10 days. Nick to follow up. They repaired the pool gate.
  - Fertilization on pine trees – update (mentioned in May minutes). 95 per tree. Have them do 10 of the worst – have All Pro assess which ones. Connie motioned to approve. Chris seconded. All approved. Work to be done in Sept.

## **New Business:**

- Tree Removal Quote from All Pro – discussion - yuccas that need to be removed. Big mesquite tree hanging over our wall which is a liability. Which Acacia is All Pro is referring to. Nick to follow up. Suggest that reduce the large cluster (just removed the leaning one) and resubmit the bid with adjustment. Will vote after resubmit.
- Car Port repair bid – Nick has scheduled this work to go ahead.
- Jim suggested that the flagpole be painted to retard the rusting. Nick to get some bids.
- All Pro Maintenance submitted a bid for an additional schedule for each month. After some discussion, this was tabled.
- Connie to check on cashing out the CD.
- Connie will give screens, painting supplies and smoke alarms that have been in the storage room for a long time to Goodwill.
- Bill Sykes will do the work to repair the screen door frame rot for unit 214.

## **Next Meeting:**

- September 16 at 5:30 PM at Toni's.

## **Meeting Adjournment**

- Meeting adjourned at 6:39 PM.