

# MINUTES - Approved

Crestview Chateaux Homeowners Association

## Homeowners Meeting September 16 2021

5:30 PM

### In Attendance:

Board members present: 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 5:35 PM by Jim Zirbes. Meeting was held via conference bridge and at Toni Santangelo's.

### Open Forum:

- No comments.

### Landscape:

- Scott gave a report - overseeding should begin about Oct 14th. Trimming back some problematic bushes will begin soon. Yellow bells being attacked by caterpillars and these will be cut back. There is a bush on the south side of BLDG B that is leaning into the sidewalk area. Since it only costs about \$40 to remove decided to have it removed. Weeds have been taken care of over the last 6 weeks. Tall dead weeds will be addressed soon. Railroad tie still getting ideas of what to do with it.

### Approval of August Meeting Minutes:

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

### Approval of August Financials:

- Connie had question about insurance expense. Will follow up with Nick and Shantell.
- Connie gave a summary. Only 1 of the 8 water accounts were setup on the Avidxchange site so that is why some bills were missed. They have all been setup now on Avidxchange. This month's higher than normal water bill was due to paying previous bills that were missed.
- Jim motioned to approve. Toni seconded. All approved.

### Maintenance Calendar:

- Prelim budget discussions. There will be a budget meeting on Oct 4 10:00 AM at Connie's.
- Mainline Jetting bids – Nick has called Atlas Construction numerous times to get a formal bid but hasn't gotten called back. They gave informal quote of about \$200 per line (about \$4800 total). Tabled until October.
- Nick getting painting quotes. Has received one and should be getting a couple more. The pool area items such as pergola, pool building and bathroom doors should be included in the bids. Tabled until October.
- Nick will send letters out for the reminder of fireplace cleaning tomorrow.
- Granite refresh and LED lights for north sidewalk is on hold. They will likely be a reserve project. TBD

- Landscape walk around – table and schedule at the next meeting.
- Change the YDEK schedule to just once a month starting in OCT. Nick will follow up.
- Cancel pesticide service after the Oct 4<sup>th</sup> service until spring. Nick will follow up.

#### **Old Business:**

- Parking Lot Resurfacing - Nick to get flyers for the next parking lot a week before 10/26 and send an email blast.
- City of Chandler Water Bill issues – discussed above. This has been resolved.
- Other old business –
  - Pool Service – Nick has scheduled the new pool company Party Pools to start October 1<sup>st</sup>. Due to pool issues the board to choose to do an emergency vote on 2 vendors (3<sup>rd</sup> vendor never submitted a formal bid) via email in order to get a new company scheduled as soon as possible.
  - Stairs update - complete and Nick has the extra stair.
  - Fertilization on pine trees – Nick spoke to vendor but still needs to get scheduled.
  - Paint the flagpole – Nick talked with the company that will be doing the building to include the flagpole and they will include in their bid.
  - Connie to check on cashing out the CD. Connie called AZ Federal and they can cut a check on Dec 1<sup>st</sup>. Nick will find out who they should make the check out to. The check should be deposited into the reserves. It was discussed that we should cash out the CD and close out the account. LeAnn motioned to close out the account. Jim seconded. All approved.
  - The work was completed on the screen door frame for unit 214.

#### **New Business:**

- Pre-Lim Budget Sheet – Meeting is set for Oct 4<sup>th</sup> at 10:00 at Connie's.
- Paint Quotes/ - Nick will go back to get update on bid for pool area.
- Mainline Jetting Quotes Update
- Other New Business:
  - Bulk pick up – Dereck has been called and he said he will come.
  - Waste Connections – Connie has had to call them for 5 weeks. They have missed at least 1 service each week. Nick to get bids
  - Cox parking lot fix looks good but there is curb damage. Cox never contacted Nick.
  - 221 roof and dryer vent issue – Five Guys to contact unit owner.
  - Food Trucks – French Me and Zombie Bones are scheduled for Sept. 28<sup>th</sup>. Has scheduled out through January. No food truck for December.

#### **Next Meeting:**

- October 21 at 5:30 PM at pool.

#### **Meeting Adjournment**

- Meeting adjourned at 6:45 PM.