

# APPROVED

## MINUTES

### Crestview Chateaux Homeowners Association Homeowners Meeting May 21<sup>st</sup>, 2020

5:30 PM – via conference bridge

#### **In Attendance**

Board members present: J.R. Rutherford, Connie Gartner, Chris Mohme, Jim Zirbes, Trish Rutherford

Management Rep: Richard Calderon – Heywood Community Management

Homeowners present: Lisa – Unit 203, Nancy – Unit 205, LeAnn – Unit 225, Marcy – Unit 106, Syed – Unit 204 and Debra – Unit 214

**Meeting called to order:** The meeting was called to order at 5:30 pm by Board President JR Rutherford with a verbal roll call since meeting was held via a conference bridge.

#### **Approval of the April 16<sup>th</sup> Meeting Minutes**

Since the Board received the Board packets earlier a motion to approve was made by Connie, Chris seconded; unanimously approved.

#### **Financials Report**

Connie shared her overview of the communities' April financial status. Clarification was provided on how income gets reported from Connie's financial overview. It is requested that Richard change GL 50070 to GL 50060 budgeted dollars and that water and sewer be combined on the Budget Comparison Report. Richard to make changes to 2020 Budget and resend out to the Board. Trish motioned and Chris seconded; unanimously approved.

#### **Manager's Report**

Richard passed on providing his report to allow time for guest speaker, Esther Jensen with Burns Pest Elimination

**Old Business** – Presentation was delayed due to a mix up in start time provided to vendor

- a) Termite Warranty – Esther shared the differences between a full community termite contract and a separate proposal for Building B. After a discussion by the Board and questions answered by Esther, Connie made a motion to treat only Building B. Second was made by Trish, and the motion passed unanimously. Richard requested that Board President – JR Rutherford sign the proposal signature page and return to him to submit to Esther for scheduling.
- b) Pigeon Infestation – Pigeon discussion was tabled until next month's meeting
- c) Rodent Exclusion – Esther had several questions for the owners of building B which is the only building whose owners are expressing concerned about rodent activity. She then presented the process for trapping & baiting and shared costs with the Board. The Board unanimously approved the inspection of Building B – Units # 201 - # 206. Richard will provide Esther with owner's contact information so the inspection can be scheduled.
- d) Tree Trimming – Richard to contact Tree Doctors to determine only priority one trees and provide that detail. Connie shared the association only has \$5000 budgeted toward trees and the palm tree trimming need to be included in that total. Last year's palm tree trimming cost \$760.

### **New Business:**

- a. Roof Drain and Gutter Cleaning – Richard is to solicit bids for the cleaning of the roofs, drains and gutters. The Board would like this completed prior to the beginning of monsoon season.
- b. Palm Tree Trimming – This topic was included in the tree trimming discussion.
- c. Replace Broken Brick Border – Board request that Great Western submit a bid for replacement of the broken brick borders
- d. Dumpster Damage – Several Board Members expressed their concerns regarding the additional damage to the dumpster areas by Dragon Disposal driver. Richard is to pass this information on to vendor contact. He also shared he's still having difficulty locating the exact color but will continue to work on finding out the information.
- e. Vehicles on Property – Concerns were brought up regarding the number of vehicles parked and appearing to be sold on the property. Richard verified the associations Rule and Regulations do not address the number of vehicles or the sale of vehicles on community property. Richard to research if there's any ordinance prohibiting this activity with the City of Chandler.

**Homeowner Comments:** LeAnn brought up that a unit had a shade sail attached which is a violation. Richard to verify on next inspection.

**Next Meeting:** June 18<sup>th</sup>, 2020 at 5:30 pm. More than likely will be conducted via conference-bridge.

### **Meeting Adjournment**

Motion to adjourn at 7:52 pm

Meeting minutes submitted by Richard Calderon from Heywood Community Management.