

MINUTES - Approved

Crestview Chateaux Homeowners Association

Homeowners Meeting January 21, 2021

5:30 PM

In Attendance:

Board members present: Chris Mohme, Connie Gartner, Jim Zirbies, LeAnn Patterson

Management Rep: Austin Heywood, Nick Allmaras

Others in attendance: Sara Patterson, Scott with Klean-Rite

Meeting called to order:

- Meeting called to order at 5:31 PM by Board President Chris Mohme. Meeting was held via a conference bridge.

Approval of the Previous Meeting Minutes:

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

Landscaping Discussion:

- Scott from Klean-Rite gave a report. They are doing cutbacks around the property focusing around pruning big plants around the buildings. They are not doing the oleanders. He asked whether we wanted to actively trim the ficus trees in the nooks and it was agreed to keep them trimmed. Asked about Oleanders on the east side of pool – leave them at their current height. Scott submitted proposals for aerating, Sulphur treatment, weed and feed, and Bldg. B landscape repair from plumbing work recently completed. He said weed and feed can get expensive and takes a commitment. Alternatively we can do preemergence twice a year – Scott to submit a proposal. Connie asked about how they are trimming the flowering bushes. We want to keep natural look and allow them to flower. Do we want to kill that rubella area on west side of pool? Scott will provide a proposal to kill. Board to decide later.

Homeowner Comments:

- No comments

Financials Report:

- Connie gave a report. Unit water usage was higher for building G the past few months but seems to have returned to normal. December expenses were within budget. For 2020, expenses were \$20,425 greater than income requiring a transfer of reserves to operating of \$9,000. Expense overture largely due to extensive roof cleaning of \$13,300 and tree trimming of \$14,421. Chris motioned to approve and LeAnn seconded. Unanimously approved.

Maintenance Calendar:

- Move the building painting to September (later in the year)
- Annual Fire inspection scheduled for next week– external inspection.
- Next week board members will do a walk-around to make a list of to-do things and prioritize through the year.

Architectural Requests:

- One request has to do with Cox running in a line – no structure changes. Heywood approves since no structural changes need board approval.

Old Business:

- Loan status – has been approved. Will be determining start date for the roof work next week.
- FHA financing – \$1200 for external company to do the filing. Decision was made to table this until the fall and evaluate our expenses at that time.
- Pool furniture. Lindsey talked to them yesterday. Waiting on color selection. This was communicated in original email correspondence. LeAnn to forward information to Lindsey. Connie reported the restoration company did not want the old furniture so suggested to put in the newsletter that residents can take the old pool furniture or give to Goodwill.
- Leak detection and pool leak. Connie discovered a leak in the women's toilet. Bldg. G went up to 625 from \$200. Could be a running faucet or toilet in someone's unit. Jim could put a something in the newsletter to remind homeowners that running toilets/faucets does affect our budget/expenses. Pure and Simple didn't think anything was out of the ordinary with regard to water usage in pool. \$800- \$1150 for leak detection (not for the repairs if any leaks found). \$300 for pool drain. Connie motioned to approve the expenditure. Chris seconded. Unanimously approval. Austin will get with company to schedule.
- Pool deck nearing the end of lifecycle. 2013 the surface of the pool was redone and some portions of the deck. Some cracking is present in the deck. Need to plan for this expense. For now, repairs can still address this.
- Commercial Waste did replace the battered dumpster at the SW corner.

New Business:

- Street Sweeping – Sundance Sweeping vs All Pro. Sundance is \$175 once a month vs 525. Chris motioned to approve Sundance for once a month. Connie seconded. Unanimously approved. Austin to contact Sundance to get that scheduled. To coordinate so they come after the landscapers.
- Asphalt estimates – Board agreed to use Ace. This will be scheduled after the roofing project is complete. Austin will get back to Ace to make sure the proposal will still be valid when the roofing project is done. Will review the refreshed quote at the next meeting.
- Tree proposal for 3 years. They were approved previously to remove dead trees for 7,000 which was done this week. Chris motions to accept the year 1 of their proposal. Connie seconded. Unanimously approved. Connie to reach out to Sue to get locked price for the other 2 years and board will review.
- Klean-Rite proposal – Chris motions to accept Sulphur #1901 and Aeration #1889 which totals \$790. Jim seconded. Revisit #1910 and the other 2 proposals at a later date.
- Approved additional expenditures for February between \$1600 - \$2200.
- Nick Allmaras will take over management of Crestview Chateaux from Austin in after the annual meeting.
- Any preparation needed for our annual meeting? Connie will give financial review. Chris will get state of community review. Annual board meeting quorum 1/10th (9 ballots returned).

Next Meeting:

- Annual meeting on February 6th at 10:30 AM.

Meeting Adjournment

- Meeting adjourned at 7:18 PM.