

Crestview Chateaux HOA 6/15/2023

Meeting called to order at 534pm

Board Members Present: Chris Mohme; Connie Gartner; Angie Graeber;

Anthony Greco; Jim Zirbes

Sentry Management: Stephanie Valdivia

Landscape Report: Scott-

Grass Seeding done and water will decrease to normal levels in 1-2 weeks

Replaced/Repaired sprinkler heads Trimmed over grown bushes

May Meeting Minutes: Approved

Owners Forum- none present

Treasurer's Report- Connie

Discussed Reserves at ~\$80,900

Monthly outgoing higher due to tree trimming payment

Grounds and General maintenance over budget- note for yearly budgeting for next year

Financial Report May approved

Management Report-

Twila will obtain papers to set up autopayments for Insurance

Sentry had major computer issues with work order submissions- Turn over should be 48 hours

Homeowner submitted their own work order for #226 banister repainting- Stephanie was not notified and spoke to supervisors about issues- that building is scheduled for scheduled painting 2024

Spoke to Good Neighbor and they have light fixture maintenance service available and bulk pickup days can be scheduled

Stephanie attended an HOA Insurance class- suggested having a maintenance matrix done to line out to owners who maintains what aspects of property/buildings and we should consider a Deductible Insurance Policy

Connie also noted there's an offer to evaluate our CC&R to give us a cost estimate-

Connie forwarded response from lawyer 7/6 ~\$4-5000

Paint Bid from JDM Painting should be requested in Oct for November meeting approval and scheduled to be completed Feb 2024

\*\* Add Maintenance Calendar Items to Agenda each month

#### Old Business-

Trash/Recycle- Current charge\$919/m and signed in 2022 for 3 years

Roof Cleaning- \*Stephanie to Request bid for cleaning all areas excluding the A/C wells

Pigeon removal is down to maintenance levels so cleared for entire roof cleaning- board  
voted via email to approve complete cleaning

Lighting- 3 Bids completed Connie will see if she can still submit to Chandler or when

Grant submitted by Connie

Sidewalk Leveling- Precision planned walk through 6/26- Jim emailed Stephanie another spot to  
include in bid that was not numbered

Pool Shade to protect pump- Not installed yet- Stephanie tried calling/texting/emailing- installed

Foundation Rebar showing Bld D and other areas-

Stephanie said Berlin Construction will send bid shortly however cosmetic issues only

Good Neighbor will submit a bid for cosmetic repairs

Street Sweeping- Good Neighbor spoke to Stephanie and they have outsourced that job and will

tell that company of our issues- Scheduled date is 1<sup>st</sup> Full week Friday of each month

Roof Cleaning- Request a bid for just the A/C wells and valleys for Jake

Roof/Work orders-

#207 Leak Repair completed by Good Neighbor

#105/205 Landing stairs issue- Good Neighbor to evaluate-

requires framer repairs scheduled 7/10-16

#126 interior leak/crack repair scheduled Good Neighbor- completed

#219 Possible roof/ceiling leak- 5 Guys to evaluate- repair for interior leak scheduled 7/11

#224 loose Tile- 5 Guys to evaluate

#142 Patio flooding possible gutter issue

#230- North side Board missing with birds in the walls

5 Guys: based on walk through with Connie and Chris tile trimming and flashing repairs after  
roof cleaning

#### New Business-

All Pro Tree Trimming bid 2024-2026- approved by board- Connie signed

Volcano Light base damaged B111- Stephanie will have Good Neighbor assess- repair completed

#123 Small hole filling with water- Stephanie will ask Scott to fill-

repair scheduled 8/1 Ferrin Ryco

July meeting? Maybe depending on completion of outstanding issues

Adjournment- 655pm