

Crestview Chateaux HOA 5/18/2023

Meeting called to order at 535pm

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

Jim Zirbes joined at 6pm

Sentry Management: Stephanie Valdivia

Landscape Report: Scott Scowl-

Lay down new seed was approved in Feb per Stephanie. Scott will get that rolling.

April Meeting Minutes: Approved

Owners Forum-

#126- parking/street sweeping poor job done- Board aware and Stephanie emailed company

#126- gravel areas not cleared of leaves etc. near E/G buildings- Scott Scowl has property split
into 5 zones- 1 done each week

#225 & 126- Pest control- Spiders and roaches- No scheduled pest control set up

Treasurer's Report- Connie

Discussed Reserves at ~79,600

Stephanie asked what dates are scheduled for Insurance premium payments? Connie said
dates/payments are inconsistent and contact person is Barry. Stephanie wants to set up
autopayments and Board agreed

Financial Report April approved

Management Report- Stephanie

(see Old Business)

Old Business-

Trash/Recycle- May increase of rates 8% did occur- No change to pick up schedule yet

Roof -

Roof Cleaning- *Stephanie to Request bid for only the valleys where pine needles etc collect

Lighting- Stephanie waiting for 1 more Bid

Sidewalk Leveling- No update on original bid. Another company did a walk through no bid yet

Hot Tub Heat Pump- Repairs completed

Water Usage Spike- Party Pool said that bucket test was normal

All Pro Tree service walk through needs set up- Connie received email and will set date

Pool Shade to protect pump- Bid approved by Board

Foundation Rebar showing Bld D and other areas-

Stephanie said Berlin Construction has walk through scheduled and she will possibly have Keeley do walk through also

New Business-

License Plate Cameras- no response from company

Palm Tree Trimming- possibly early July- Take a pic when they sprout per Dennis to Connie

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

Adjournment- 624pm