

# **CRESTVIEW HOA ANNUAL MEETING**

**November 13, 2015**

**Silver King 3:00 PM**

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## **Board Members**

Larry Dicus – Board President

Lee Schaffer – Board Vice President

Stuart Miller – Board Secretary & Treasurer

## **ASRL Staff**

Jim Simmons – HOA Manager

Ken Rabach – HOA Accounting

John Tabish – HOA Maintenance

Linda Lyles – Homeowner Liaison

## **Crestview Homeowner's Call – In**

Jaime Latonia

Bonnie Brock

Tony Freeman

## **Homeowners in Attendance**

Dave Hashaw, Louise Mercier, Stephanie Ure, Barb Paley,

Jim & Amy LaChapelle, Kim Nakamura, Lisa Corsetti,

Pat Schwallie – Giddis, Randal Schwallie,

Dilvia Paz, Robert Jarvis, Jeff McCluskey,

Susan Adams, Sharlynn Walker, Timothy Paley

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- I. CALL MEETING TO ORDER  
Larry Dicus called the meeting to order at 3:07.
- II. ESTABLISH QUORUM  
Quorum was established with 40.77% of the owners.
- III. ADDITIONS TO AGENDA
  - A. Pet Policy – Jim Simmons
    - Only owners can have a pet.
    - 35lb weight restriction.
    - Must pick up waste from your pet.

- Owners need to identify when units have pets. that do not meet the guidelines.
  - Pets will need to be registered with John.
  - A new notice will go out to owners regarding the pet policy.
  - Owners with pets that are a nuisance will notified by HOA.
- B. Parking
- Jim Simmons- Pay attention to the assigned parking in the garage.
- C. Soundproofing units
- Soundproofing Units. Owners can get a group discount if they have more than 5 owners. The cost is about \$3000 per unit.
- D. Electrical & plumbing issues not meeting code in units from original contractor during renovations.
- E. Sky Satellite is the new cable service provider.
- F. Access Code changed every 6 months. Notices will go out when the changes occur.

#### IV. OLD BUSINESS

- A. Approval of 2014 Annual Meeting Minutes  
 Pat Schwallie – Giddis moved to approval the minutes.  
 Seconded by Kim Nakamura. Minutes approved.
- B. Maintenance Update - John Tabish
1. Completed Projects
    - Cement removal & curb grind
    - Pool Signs & Security. No trespassing signs have been placed in pool area and notification to surrounding complexes to their residences
    - Building D & E Paint completion. Missed paint areas on buildings D & E have been addressed with the painting contractor Moorehouse. The issue will be resolved in the spring.
    - Hot tub will be running by Christmas.
  2. Maintenance Issues
    - Gaps between the windows and doors due to building settlement. Windows or sliding doors gaps due to settlement will be replaced by HOA only. John Tabish will assess the damage issue.
    - Sprinkler head leaks will be addressed as needed.
    - New Exercise Equipment. Stuart Miller moved to purchase new equipment, Lee Schafer seconded.

Motion passed to purchase a new exercise bike and treadmill from Pex for \$5500 in 2015.

- Elevator and lobby will be replaced with ceramic tile instead of carpet in B, C, and D & E, which still have the original carpet.
- Building heat tape \$12,570 for the north sides on the buildings for 2016.
- Pool Plaster & Tile, repair pool plaster and replace tile surround in 2016
- Fire Panel upgrade in Building D in 2016. Fire safety inspection next week.
- Washing exterior windows for \$2200 from Engle Buildings annually.
- 2 oz. drain treatment will be used in all units to help avoid plumbing overflow issues.
- Cameras are in the elevator, lobby, pool, fitness room, and clubhouse, not the parking garage.
- Research the difference between the cost and longevity of Seal Coating or overlay filling cracks and holes.
- New hot tubs will not be installed due to lack of funds in the reserve and ADA issues for a lift.
- John Tabish will get quotes for a sauna.
- Recycle areas will not be installed due to lack of capital.
- Water penetration from deck to deck is not a HOA issue. They are open decks. Each owner can try to place something if it is approved by HOA.
- To have a dryer vent cleaned it is \$99.00.

## V. NEW BUSINESS

### A. 2016 HOA Budget

#### 1.Variance Report Page – Jim Simmons

- Eliminate Fraud Protection Program from Wells Fargo Bank that will save \$55.00 per month.
- Final part of the 2015 assessment will be due in January for \$22,000.
- Routine Maintenance and building line items were increased due to building age.
- Bad debt issues due to foreclosure issues, etc. have been cleared up by January 3<sup>rd</sup>.
- No dues increase for 2016.

2. Capital Reserve – Jim Simmons

- Hallway carpet replacement budget in Buildings C, D, E is \$18,000 needs an additional \$27,000 for 2016.
- Move the driveway overlay to 2018. Adjust for 2016, \$15,000 for Seal Coating.
- Heat Tape \$12,570 for 2016
- Fitness Equipment \$5500 for 2015
- Remove building settlement work for \$20,000 for 2015
- Increase Operating budget \$2250 for window cleaning.
- Increase Operating budget \$2400 for 2015 tile in pool.
- Tile for elevator \$1500 & lobby \$6000 increase for 2016
- Fire Panels \$8790 increase for 2016
- \$14,700 increases in budget for plaster and tile for pool in 2016.

B. Update on Special Assessment

1. Jim Simmons – Update on the Special Assessment of \$44,000 due to the broken pipe on December 26<sup>th</sup>. Insurance did not cover the break because it was outside the building.

C. Board of Directors Election

Lee Schaffer motioned to elect Larry Dicus as HOA Board President. Stuart Miller seconded the motion. All approved the motion.

VII. ADJOURNMENT

Jeff McCluskey motioned to adjourn the meeting. Stuart Miller seconded the motion. Meeting adjourned at 4:40