



**Crestview Homeowners Association
2018 Annual Meeting Minutes
Friday, November 16, 2018
3:00 PM MST**

Board Members in Attendance:

Lawrence Dicus- President
Stuart Miller- Secretary/Treasurer
Lee Schaeffer- Vice President

All Seasons Resort Lodging Staff in Attendance:

Jim Simmons- HOA Manager
Mike Howe- HOA Controller
Dan Vinke- HOA Maintenance Manager
Gina Covino- HOA Administrator
Jordan Kelch- Administrative Assistant

Owners in Attendance:

Bonnie Brock, Unit C106	Katherine Williamse, Unit D305
Jane Lewis, Unit E101	Juli Bertagnole, Unit B207
Pat Schwallie-Giddis, Unit C201	Dan Harden, Unit E106
Randal Schwallie, Unit A203	Bob Vorsanger, Unit A308
Mark & Marty Fancy, Unit E301	Susan Adams, Unit C107
Lois Covington, Unit E201	Sharlynn Walker, Unit B203
Matt Sullivan, Unit A307	Jaime Altonaga, Unit B302
Jeff McCluskey, Unit E206	Lisa Hamann, Unit B304
Terry & Joyce Barnes, Unit C305	Robert Jarvis, Unit B101
Jeff Porter, Unit C303	John Gurrola, Unit A208
Jean Dicus, Unit A303	Tim Early, Unit C301

Call Meeting to Order: Larry Dicus called the meeting to order at 3:12 PM MST

Approval of 2017 Annual Meeting Minutes: Bob Vorsanger motioned to approve the meeting minutes. Jean Dicus seconded the motion. The motion passed unanimously.

Establish Quorum: A quorum was established with the attending owners

Additions to the Agenda:

- Direct TV Discussion

FINANCIAL UPDATE AND 2019 BUDGET PRESENTED BY MIKE HOWE

While Crestview HOA budgeted a surplus of funds of \$5,770 for this reporting period, the Association is happy to report that it ended with a surplus of \$6,877. This is \$1,107 greater than the budgeted surplus for the period. Overall, Crestview HOA has a deficit of revenues over expenses in the amount \$11,873 year-to-date, which is primarily related to budget variances in housekeeping, repairs and maintenance, supplies, and utilities.

October 2018 Revenues:

The total revenue budgeted for this period is \$52,870, while actual revenue earned is \$53,218.

October 2018 Expenses:

Period expenses total \$43,341, approximately a 1.61% decrease in budgeted expenses, or a positive variance of approximately \$1,107. Significant variances of specific line item expenses include:

- Electrical repair: there was a need to repair the exterior lighting in the parking structures and walkways causing a \$2,223 variance during this period.
- Pest Control: the commercial rodent fees have increased during the year to help prevent rodent damage to the property.

Discussion:

5% increase in dues to go directly into reserve to address the deficit and prepare for future projects
Finalized budget to be sent out to all homeowners

STATUS OF MAINTENANCE WORK PRESENTED BY DAN VINKE

Current Projects

- Clubhouse/pool: project in motion with Intermountain Helical Piers, Black Dog and ANAB
- Roofing Building A and Clubhouse: project in motion with On Top Roofing
- Electrical:
 - Building D lighting by dumpster
 - Garage lighting
 - Heat tape
- Security: Patrol and surveillance, renewing contract with Peak Security
- Property:
 - Preparing for winter
 - Signage: new parking signs, no smoking signs and dumpster debris signs

Spring Recommendations

- Landscaping and Lighting Additions:
 - Consider adding more shrubs and vegetation in the spring
 - Wildflower seed for tall grass areas
 - Landscape lighting on entry area trees
- Building/Clubhouse:
 - Shade canopies

- New Trex within next 5 years
- Playground

OPEN DISCUSSION WITH HOMEOWNERS

- Pet Discussion: Pet registration
- Master document with ASRL contacts, especially maintenance
- Direct TV Discussion
- Electric Car Charging Discussion

ELECTION OF OFFICERS

MOTION: Bob Vorsanger made a motion to appoint Larry Dicus as president of the board. Approved unanimously.

NEXT MEETING

The next annual meeting was not set

ADJOURMENT

Meeting adjourned by all at 4:48 PM MST