**CHOA Minutes 9/18/2025**

**Crestlake Homeowners' Association**

**St. Joseph Township Building**

Roll call:

Daniel Wilson/President - PRESENT

Michele Guido/Vice President - PRESENT

Bethni Gill/Secretary

Dennis Hueber/Treasurer & Sargent at Arms - PRESENT

Brent Deal/Member at Large - PRESENT

Todd Gill/Member at Large

Kevin Luther/Member at Large

Called to order at 7:00 pm.

Approval of minutes from July 17, 2025

Treasurer’s report – Dennis Hueber

* Review July report received August 8, 2025 and August report received September 11, 2025 prepared and emailed from Judey Puzey
* Annual dues update. We have approximately 10 homeowners who have not paid their dues yet. Second demands will go out at the end of September.

Secretary’s report:

610 Chestnut Dr – Jill Talbott

501 N Cedar – Joshua & Autumn Ward

405 Winston Ct – Dustin & Faith Franckey

402 Cypress Ct – Fason & Britney Johnson

501 S Glover Ct – Zachary & Taylor Johnson

Committee reports:

BUDGET PLANNING

ARCHITECTURAL – Danny Wilson

* The have been no architectural requests since last meeting.

PONDS & COMMONS – Danny Wilson

* Lawndogs Lawn Care did spray for pre-emergent weeds. We will see how things progress given the drought we are experiencing currently.
* Franzen Lawn Care has mowed a few times to keep the weeds knocked down.

WEB & COMMUNICATIONS – Danny Wilson

* Nothing new to report. We continue to keep the meeting minutes uploaded to the website.

HOTLINE REPORT – Daniel Wilson

* No calls except for a couple of complaints regarding the landscaping and weeds at 400 Cedar Dr.

OLD BUSINESS

* Overgrown landscaping and down tree at 400 Cedar Dr. The homeowner has been pecking away at the overgrown items on the property. The HOA did speak with our attorney to see if we have the rules in place to demand the homeowner complete upkeep on their landscaping, etc. and it was found that we do not have rules or a fine structure in place for this kind of thing. The village does have statutes regarding nuisances that hinder public right of way which may be the path to take. However for now the homeowner is making efforts to get things cleaned up and under control.

Meeting adjourned at 7:25 pm.