

Montreux HOA Board Meeting
June 15, 2010
7:00 – 9:20 p.m.
Peter Roppo's House

In Attendance: Peter Roppo, Jay Willenberg, Marty Nelson, Myrt Nelson, Bob Keilin, John Bryon, Charles Hayden, Duane Burke, Jerry Mack, Susan Gardner

The minutes from the May 18, 2010 meeting were approved.

Peter Roppo, HOA President, conducted the meeting.

Architectural Control Committee – Jerry Mack, Chair

Jerry talked about how the committee is getting requests for exterior paint colors at this time of year.

Jerry also talked about the Ad Hoc Roofing Committee report (attached). The committee has had two meetings so far. The general consensus is that we may move forward with the new man-made material, with some exceptions (limiting type and color.) There are lots of advantages to materials such as the CertainTeed Presidential TL, which is the most frequently used roofing material today. The benefits include maintenance, life, cost, “green.” Jerry also submitted a draft of what we might send out to the homeowners for their approval. A motion was made that we have our attorney review the wording on the change to the CC&R's before sending it out to the homeowners. We agreed that time is of the essence because this is the season for roofing. Motion was seconded and all were in favor.

Jerry said that he is going to develop a form that people will fill out for ACC requests.

CC&R's – John Byron, Chair

The basic concern is with yard upkeep, especially with abandoned homes. For instance, the house on Lac Lemman (near Mont Blanc.) The next door neighbor mows the lawn, however the bushes are extremely overgrown. John has sent letters to the owners and the bank, but has not received a response. Duane will ask his gardener to help.* A motion was approved to allow the HOA to pay \$500.00 to have the yard maintained through the end of September, and also to place a lien on the property. The motion was passed by the Board.

(*Meeting Post Script: Duane reported to Board members via email that the yard will be cleaned-up and maintained through September 2010 for the \$500 that was allocated by the Board. This is being done as a favor by Duane's lawn service, “Lakeside Landscape.”)

John asked if fines could be given to people that do not respond to letters about yard work or keeping their yard lights on...or if a letter could be sent stating that we will hire a gardener. We received the CC&R's; this action is allowed, so John will proceed.

Website – Charles Hayden, Webmaster

Charles has claimed a website name for three years, “montreux-hoa.org”. It now has the last month’s minutes and financial information. He asked the Board to contribute information. Would like a section of FAQ’S organized by committee.

Financial – Jay Willenberg, Treasurer

The water bill was a little high this past month because of broken refill floats in the waterfall that were supposedly damaged in the harsh December freeze. We are now in good shape. Bob Keilin is talking to the city about getting an adjustment for a large water bill that was the result of a break in a pipe.* Regarding delinquent HOA dues, our most delinquent homeowner has just sent in a large payment.

(*Meeting Post Script: On Wednesday, 6-16-10, Bob received information from the City of Issaquah that they will be granting the Montreux HOA a credit of \$1,934.71, to be applied towards future water bills.)

Mailboxes – Marty Nelson, Chair

Pressure washing, caulking, and painting is being done to all wooden mailbox structures this summer.

Newsletter – Duane Burke, Editor

A neighbor called, needing a replacement for a lock in a Chaffey home – Needs to find the type of lock. Suggestions were made to tell him to go online or call a locksmith. A note was made to call WeatherVane if window problems – some homeowners have had success when replacements have been needed. Duane suggested that Board members write a short biography about themselves and include a picture for the newsletters. The deadline for bios, pictures, and articles for the newsletter is Monday, June 22.

Landscaping – Myrt Nelson, Chair

Large wall and monument near the waterfalls are in the process of getting painted. Myrt is going to try to get volunteers to help clean and paint the smaller monuments. Two trees that look very bad on Village Park Drive are getting replaced.

Respectfully submitted,
Susan Gardner
June 15, 2010