

Montreux HOA Board Meeting  
Tuesday, March 22, 2011  
7:00 p.m.  
Peter Roppo's House

**In Attendance**

Peter Roppo, John Bryon, Myrt Nelson, Marty Nelson, Jay Willenberg, Jerry Lilly, Duane Burke, Doris Burke, Judy Fenyk-Melody (guest), Bob Keilen, Susan Gardner

Peter Roppo, HOA President, conducted the meeting.

The minutes from the January 2011 Board meeting were reviewed and approved.

**Discussion Planning for April Annual Meeting:**

The meeting is scheduled for Tuesday, April 26, 2011, at 7:00 p.m. The Board will arrive by 6:30 p.m. at the latest for set-up.

Refreshments: Susan will bring Costco cookies, bottled water, and napkins; Peter will look into bringing coffee and ask Susanna if she has any leftover supplies (paper products, cups, etc.)

A few possible/timely topics were suggested, such as how to earthquake-proof your house and the price of earthquake insurance.

**Proposed Slate of Officers for the 2011-2012 Term**

President: Peter Roppo

Vice President: Judy Fenyk-Melody

Past President and Advisor: Joe Preston

Treasurer: Jay Willenberg

Secretary: Susan Gardner

Government: Bob Keilin

ACC: Jerry Mack

Ponds and Waterfalls: Jerry Lilly

Landscaping: Myrt Nelson

Electrical: Marty Nelson

CC&R's: John Byron

Newsletter: Open

Social: Joseph Nee

Irrigation: Open – This is a new position and would involve fielding calls (or doing simple fixes) if sprinklers aren't working correctly, if sprinkler heads are broken, etc. It's important to have someone to give immediate attention to these situations because sometimes it will take the landscaping company 24 hours to respond. Rapid losses of water can cost our HOA a lot of money. Some homeowners who walk the neighborhood frequently call in problems; they would now call the Irrigation person. There are also three-four Board members already willing to assist the Irrigation person if the problem is

near his/her home. (\$4,000-6,000 is spent each year to turn on sprinklers, make sure they are working correctly, check all sprinkler heads, etc.)

Discussion ensued about the possibility of hiring a full-time gardener/irrigation person for Montreux.

### **Financial**

- WE Electric has requested a ten percent pay raise, which will be given to them. They do an excellent job.
- \$95k was spent last year on landscaping.

### **CC&R's**

A homeowner has expressed concern about frequent meetings being held at a house on a Montreux cul-de-sac. During these meetings, there are 13 to 17 cars parked in the cul-de-sac. After discussion, we felt there is nothing in the CC&R's regarding this; we will suggest to the concerned homeowner that he/she discuss with the neighbor. Possibly a suggestion to park at a nearby park and carpool to the meeting would be appropriate.

### **Landscaping**

Barking of the tree wells will be done by Pacific Landscaping around the end of April, costing us \$1,950. Ivy will be removed by the south waterfall.

We are looking into putting rockery around the borders of the islands (there are five islands in Montreux.) The islands are difficult to manage because pavement is underneath and it is also hard to get water to them, making the plantings hard to maintain.

Upcoming projects are (1) Installing topsoil, boulders, plants, bark, and annual color to the Montreux south main entry, (2) Regarding entry monuments and islands: Moving some plants from the ends of islands and transporting them to entry monuments, complete island end plantings, and color plantings.

### **Electrical**

- Concern was expressed about lights burning out. WE Electric is replacing them every two weeks.

### **Social**

A date for this year's garage sale has not yet been determined.

### **Lakes and Waterfalls**

Pro-Vac checked our lakes. They are all in excellent condition. They also checked the storm drain and found lots of debris. The City of Issaquah is aware of the problem and has scheduled time to come out and clean. Another issue was that there were some lights out in the fountains - WE Electric took care of replacing them.

The small waterfall is off because the auto-fill valve froze in the winter and is not working. The auto-fill valve on the large waterfall is working fine. There is a leak

somewhere in the large waterfall. We are losing about 0.2 inches of water per hour (one inch every five hours) or about \$500 worth of water per month (assuming no rain.) We don't lose water when the pump is off. Jerry has performed some tests but has been unable to locate and confirm the leak so far. If we can't find and repair the leak, he is proposing tapping into a storm drain so that rain water will be caught in a storage tank and then flow into our waterfall as needed. During long dry periods (when the storage tank draws empty,) city water would then be used. Jerry has checked with the City of Issaquah who liked the idea, and has sent Jerry a list of suggestions relating to it. They have also requested that we send plans to the city to be approved before implementing our ideas. Jerry's rough estimate of the cost is \$25,000. It should pay for itself within five years. He will keep monitoring the leak and researching the possible solution, and will report again at our next meeting.

### **Newsletter**

Duane will respond to questions from homeowners that appear in the Newsletter.

Respectfully submitted,  
Susan Gardner  
March 22, 2011