

Montreux HOA Annual Meeting
April 26, 2011
7:00 to 9:00 p.m.
Lewis Creek Center

Board Attendees: Peter Roppo, Marty Nelson, Myrt Nelson, Bob Keilin, Jay Willenberg, Jerry Lilly, John Bryon, Susan Gardner

Approximately 40 people were in attendance. Refreshments included cookies, coffee, and bottled water.

The 2010-2011 HOA President, Peter Roppo, conducted the meeting. Board members presented reports.

Peter opened the meeting and welcomed everyone. All Board members introduced themselves.

Jay Willenberg gave an overview on Montreux dues, and increases over the years. Our current dues of \$225/quarter have been in effect since 2005. Those living on the lakes pay a little more. Most of our dues are spent on maintenance, utilities, legal and accounting, insurance, events, office and administration expenses, capital maintenance and bad debts. The bad debts are mainly due to houses being in foreclosure. We have \$243,000 in cash; approximately \$171,000 in cash reserves. Montreux has never had a special assessment for large expenses. For example, we had enough in reserve to completely redo the mailboxes and mailbox structures a couple of years ago. Other large expenses in the future may include work on the waterfalls, electrical fixtures/lighting, lake dredging, work on the irrigation system, monuments, and entry.

All homeowner's present approved next year's budget.

Bob Keilin, Government Affairs, talked about the possible cut-through on Oberland Place. The City will probably not do this, at least at any time in the near future. We as a Board will try our best to not let this ever happen.

Jerry Lilly talked about ponds and waterfalls, using a Power Point presentation. Those present were educated on the history and upkeep of the waterfalls, the pumps, and keeping the water clean. The main waterfall control panel will be replaced in the next couple of months. Lake pumps are refurbished every two years, and chemical treatments are given to the lakes each summer. We are looking into the possibility of using rainwater to replenish the waterfalls. The flood on Lac Lemman a few months ago was probably due to the storm drains not being cleaned out by the city.

Myrt Nelson discussed landscaping. This includes the irrigation system. During the warm months our water bills go up because of watering of the common area. We are considering the possibility of changing out the sprinkler heads and changing to a new system. Three trees were recently knocked over by a driver – They will be replaced this

week. The person who caused it has come forward and is paying approximately \$2,000 to replace them. Color plantings in front of monuments may vary slightly from monument to monument, depending on which direction the sun hits them. Plantings will be refreshed near the entry, and new trees and shrubbery will be added.

Duane talked about the newsletter. He and Doris have enjoyed this position on the Board during the past year. The position is now open if anyone is interested.

Charles talked about the website. All board meeting minutes, financial records, and other documents are posted on the website, including CC&R's. The website address is Montreux-HOA.org.

John Bryon talked about the CC&R's, and explained his responsibilities. He sends reminders to people when they need to put away garbage cans, replace lightbulbs in their streetside lanterns, remove RV's and boats from driveways, etc. The front driveway lights should be 150 watt bulbs. There are tree removal regulations from the City of Issaquah that are on the website – Please refer to these regulations if you are considering removing trees from your property.

Marty Nelson talked about electrical. This includes projects such as improvement/replacement of control panels for waterfalls, maintenance of light fixtures, etc. The electrical company that we have contracted with does an excellent job at a reasonable price. Marty also said that the Montreux directory will be redone this year.

The next Montreux garage sale will be held on Saturday, June 11, 2011.

A homeowner brought up the question of updating the CC&R's to specify newer, more cost-efficient lightbulbs, possibly LED. Marty has tried these and others, but they burn out or they don't last when it rains. Currently our lights are regular flood lights. LED floodlights are very expensive and have short life cycles.

Jerry Mack was unable to be here to discuss the ACC. He was acknowledged for all the work he did to get the roofing specs changed in the CC&R's.

Peter acknowledged two homeowners who have volunteered for Board positions in the coming year: Judy Fenyk-Melody as Vice President and Joseph Nee as Social Chair. Both introduced themselves.

A homeowner in attendance asked about the possibility of raising dues slightly. Another person praised the job that the Board is doing, and how the Board has successfully kept Montreux from having special assessments and high dues. One person talked about the problem with special assessments. Another addressed the importance of preventative maintenance. A suggestion was made to raise the dues \$15/quarter to build up the reserves. An "Advisory Vote" was taken; 28 approved the dues increase and 15 opposed it. The Board will take this vote into consideration, and discuss the possibility of a dues increase. If needed, all homeowners will be asked to vote.

The following slate of officers for the 2011-2011 year, was presented and voted on by those in attendance at the meeting:

President	Peter Roppo
Vice President	Judy Fenyk-Melody
Past President & Advisor	Joe Preston
Treasurer	Jay Willenberg
Secretary	Susan Gardner
CC&R's	John Bryon
Grounds & Landscaping	Myrt Nelson
Architectural Control	Jerry Mack
Ponds and Waterfalls	Jerry Lilly
Electrical and Lighting	Marty Nelson
Gov't. Affairs	Bob Keilin
Social	Joseph Nee
Newsletter	Open
Webmaster	Charles Hayden
Irrigation (new position)	Open

Respectfully submitted,

Susan Gardner
April 26, 2011