

Montreux HOA Board Meeting
Tuesday, May 17, 2011
7:00 p.m.
Peter Roppo's House

In Attendance

Peter Roppo, John Bryon, Myrt Nelson, Marty Nelson, Jerry Mack, Duane Burke, Judy Fenyk-Melody, Bob Keilen, Susan Gardner

Peter Roppo, HOA President, conducted the meeting.

The minutes from the April 2011 Board Meeting and April 26, 2011 Annual Meeting were reviewed and approved.

This Year's Montreux Neighborhood Garage Sale

Peter will ask Susanna (former Social Chair) to send Joseph Nee (new Social Chair) information on advertising and coordinating the June 11, 2011 garage sale.

Sprinklers

This past month some members of the Board (the sprinkler committee) met with two representatives from Ewing Irrigation regarding replacing sprinkler heads. Doing this will reduce our budget by at least 25 percent. Substantial rebates are also available at this time. Phase I will cost around \$9,500, and Phase II an additional \$9,500; total cost a little under \$20,000. The new sprinkler heads will use less water and will produce less run off. We will recuperate the cost over approximately two years. Additionally, we will be able to maximize the rebates if we break the replacement into two phases. The committee made a motion to the Board to authorize the replacement of 1,000 four-inch sprinkler heads, at a cost no greater than \$20,000.00. The motion was approved by all Board members (The sprinkler committee Board members present at the earlier meeting with Ewing were Myrt and Marty Nelson, Joe Preston, Jerry Lilly, Jerry Mack, Jay Willenberg, and Dick Clark.)

Abandoned Homes

Discussion ensued about the need to have a landscaper clean up and mow the yards of the three abandoned homes in Montreux. A motion was made that Duane's landscaper would make a bid on maintaining the yards of these homes, with a limit of \$500/house for the summer months (June-September.) The motion was approved by all Board members.

Anticipating Large Expense Items

We discussed our capital reserves, and the question about a dues increase that was raised at the annual meeting. The Board has done extensive studies of future expenses, projected out 25 years. The Board's goal at this time is to double-check this study, confirming that we have included all possible expense items, and to publish a current

spreadsheet of capital reserves to review at our June 7 Board meeting. Jay, Joe, Marty, and Jerry Lilly to work on this.

Fall Barbecue

This year's barbecue is tentatively scheduled for Saturday, September 10.

Montreux Board Meetings

A suggestion was made to rotate the monthly Board meeting location among Board members' homes. Typically meetings will be held the first Tuesday of each month, except in the case of holidays. Judy will go through the calendar for the 2011-2012 year, and schedule the meeting dates. The location of the meetings for the first few months will be:

June:	Judy's
July:	Joe's
August:	Susan's
September:	John's
October:	Jerry's
November:	Doris and Duane's

Homeowners wishing to attend a meeting may contact susan.gardner@comcast.net to confirm the location, and to get the address and directions. All Montreux homeowners are welcome to attend all Board meetings.

ACC

A former foreclosed house has been purchased by someone who is actively working with the ACC to get direction regarding improvements, paint colors, etc.

CC&R'S

NGPE trees – John will be focusing on this. We are also hoping to bring on another member to the CC&R committee.

Newsletter

Judy will be working with Duane and Doris on the newsletter.

Submitted by:
Susan Gardner
May 17, 2011