

Montreux HOA Board Meeting
Tuesday, August 2, 2011
7:00 p.m.
Susan Gardner's House

In Attendance

Peter Roppo, Joe Preston, Myrt Nelson, Jerry Mack, Duane Burke, Jay Willenberg, Jerry Lilly, Charles Hayden, Joseph Nee, Bob Keilin, Judy Fenyk-Melody, Susan Gardner

Peter Roppo, HOA President, conducted the meeting. The meeting started at 7:15 p.m. and adjourned at 9:00 p.m.

Jay made the motion to approve the minutes from the July 12, 2011 meeting, and Duane seconded. All board members were in favor.

PRE-MEETING DISCUSSION

- Duane said he noticed that another Montreux house is up for lease. We want to make sure that rental property yards are in keeping with Montreux standards. Duane suggested that we should try to help the renters feel like they are part of our community. He has invited renters to take part in the children's writing contest. The Board was in agreement that other ways to do this will be to make sure they have our directories, newsletters, and the Montreux web address. Duane mentioned we have seven rentals; now there will be eight.

- A homeowner has communicated to the board her concern about houses with neglected yards on Alpen Glow and Village Park Drive. Duane said that Sam Barrett of Lakeside Landscaping has gone to look at these houses (not going on the properties) to estimate what needs to be done. We were in agreement of the importance of addressing landscaping issues as soon as they arise, otherwise small problems may turn into larger ones.

- An ongoing concern is abandoned/bank-owned houses. Bob suggested that we may want to ask our attorney to draft letters to the banks involved.

COMMITTEE UPDATES

Finances – Budget YTD (Jay)

Jay distributed a current financial statement through the end of July. This year we have saved some money because of the lower water bills; this is a decrease of around \$6,000 over last year's water expense.

The accountant has told us to write off any old debts that are over 1.5 years old (of abandoned or foreclosed houses.)

Joseph has noted that a light on Village Park Drive is continually on. Jay said the sensor is probably now hidden by a bush or the sensor could be failed. Myrt will ask Marty to look into it.

Judy asked about F.D.I.C. insured investments, and Bob is looking into this, possibly transferring funds from Vanguard into a regular bank. Another option is to purchase C.D.'s, although they lock up your money and the rates are very low right now.

Landscaping (Myrt)

Irrigation should be back on at the waterfalls tomorrow. The new control panel is now in, but the cover is not on yet.

We have an irrigation leak at the corner of Newport Way and Village Park Drive, and it may take digging around 6' down to repair it.

Someone drove over a valve box and broke off a coupler. We had to replace the box, value, coupler, etc.

When we had the backflow test, it was determined that we would need to replace two backflow valves at a cost of around \$1,200.

Joe received a call from the HOA president of Sammamish Hills condos. There is a giant dead evergreen tree that could threaten the condos, and the president feels it may be on Montreux property. The board was in agreement that the tree should be taken down. Jay motioned that Joe be given the authority to ask the city about it and then to have the tree taken down, Duane seconded, and all were in favor.

Myrt is going to have another weed-whacking done.

Bob received an email from someone who is a sub-contractor with Comcast regarding the electrical wire damage of the irrigation system that happened a number of months ago. Bob composed an email highlighting the timeline of events, which gave evidence that a Comcast crew may have damaged the electrical wire, and the amount of money (a little over \$2,000) that our HOA spent to repair it. A Comcast subcontractor will be coming out this week to look into it.

Montreux Directories

Many of the directories have been delivered. All board members committed to have the rest of them delivered by September 1, 2011.

Website (Charles)

Charles will be including in the website the dates of board meetings, and the homeowners who will be hosting. He will refer them to the Montreux directory for addresses. The September meeting will be at John Bryon's, the October meeting at Jerry Mack's. Judy was unable to find the announcement about the amendment to the CC&R's on the website. Charles suggested that Judy write her question on the Website's FAQ's.

Ponds and Waterfalls (Jerry L)

Jerry L said that the ponds are in good shape. The Pond Captains alert him when anything is needed. However, Myrt said that the pond behind her property is brown; Jerry will talk to the person who helps with the ponds to see what is needed there. The waterfall is still off. Someone has moved Jerry L's dam; Jerry will reinstall before the water goes back on. Highbridge has not responded to Jerry L regarding if they would be able to help fix the leak (Highbridge had built the original waterfall.)

Social (Joseph N)

Linda Willenberg has applied with the city. We will reserve the block from 4:00 to 7:00 p.m. on September 10. Joseph will be contacting Susanna Wilkin for planning information.

ACC (Jerry M)

Six roofs in Montreux have now been replaced with composite roofing material. Homeowners must continue to consult with the ACC/Jerry M before choosing any type of roofing other than wood shakes or shingles.

Newsletter

Duane is hoping that a lot of children will be involved in the writing contest; at this point we have four. All children, ages 5 to 18, can participate. We want to encourage children to write and to have the enjoyment of seeing what they have written published in the newsletter. There will be prizes, and a special prize for twins! Duane asked all board members to let him know of neighbors with children so that he can contact them.

Judy is an "advisor" to the newsletter.

Submitted by:
Susan Gardner
August 2, 2011