

Montreux HOA Board Meeting
Tuesday, September 6, 2011
7:00 p.m.
John Bryon's House

In Attendance

Peter Roppo, Joe Preston, John Bryon, Myrt Nelson, Marty Nelson, Duane Burke, Jay Willenberg, 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.

Review of August 2, 2001 Minutes: There was one correction regarding the spelling of Bob's name, from "Keilen" to "Keilin." Jerry M. had emailed a correction changing "...shake shingles" to "...wood shakes or shingles." Both corrections were made to the minutes. Joe made the motion to approve the minutes and Jay seconded. All board members were in favor.

PRE-MEETING DISCUSSION

September 10, 2011 Barbecue: Judy has spearheaded the organization of this year's barbecue. She has provided the Board with a spreadsheet listing needed food, supplies, entertainment, volunteer assignments and tasks, timing, logistics, etc. The majority of the evening's meeting was spent discussing this and planning for the event. We decided to plan for the same number of people as last year, 200. A-Boards should up in the neighborhood starting tomorrow/Wednesday. Regarding raffle prizes, we decided to have two different types of raffle tickets: One for adults and one for children. Duane said he will arrange for the tickets. Bob (in charge of prizes) suggested purchasing more children's prizes than adults; the Board was in agreement.

COMMITTEE UPDATES

Treasurer: Jay distributed a financial update to all board members.

CC&R's: John talked about the neglected yards on Alpen Glow and the small cul-de-sac on Village Park Drive above Alpen Glow. He received one response from the owner of a house that is currently been rented out, but nothing has been done. The largest problem is overgrown trees and shrubs. Joe suggested that the Board take a serious step in redefining our standards for yard care, possibly with written standards and corrective actions to include a fining schedule. Bob again brought up the idea of having an attorney write a letter to the banks of the foreclosed homes. The Board members feel that our HOA should pay for at least the front yards of vacant homes to be maintained by a professional landscaper. Yet to be determined is how much we are willing to pay to have this done. A suggestion was made to give the owners of these homes contact information of neighborhood landscapers. Joe motioned that John set up a committee to address these questions, and Jay seconded the motion. All were in agreement. John will also compose

a reminder of Montreux's yard care standards to go into this quarter's Montreux newsletter.

Landscaping: Myrt said the trees with pink ribbons will be taken out and replaced. Also, she has observed that when trees are hit (and gouged) by cars, that the trees deteriorate and eventually die after three-four years. This past Saturday a tree was hit and some sod was taken out – this occurred off Village Park Drive across from Montreux. Whenever possible we will pursue the person/culprit who hit the tree and ask for payment for a new tree. In the other cases, Myrt would like authorization from the Board to replace the trees with HOA funds soon after they are hit, rather than waiting for them to completely die.. All board members were in agreement that Myrt has the authority to make the decision when to replace trees. We completely trust her judgement regarding this matter, and are grateful for all that she does.

Electrical: Marty reported that he and Jerry Lilly are continuing to work on the waterfall control panel. It will be enclosed, hidden from the road, and not accessible to the public. The enclosure will be painted in earth tones, to blend in with the landscaping. Marty and Jerry are also studying the possibility of putting the waterfall on a separate irrigation zone and putting flow meters on feed tubes.

Submitted by:
Susan Gardner
September 6, 2011