

Montreux HOA Board Meeting  
Tuesday, October 04, 2011  
7:00 p.m.  
Jerry Mack's House

In Attendance

Peter Roppo, Joe Preston, Jerry Mack, John Bryon, Myrt Nelson, Jay Willenberg, Jerry Lilly, 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 9:10 p.m.

Approval of September Minutes: Last month's HOA meeting minutes were reviewed and approved by all board members.

COMMITTEE UPDATES

Ponds and Waterfalls

Jerry L. furnished us with a four-page report (attached.) In the spring we will be adding fish to the three lakes. In mid-August there was a spill into the "F" pond, possibly stain or red paint, and it covered almost a third of the lake. It had dissipated into the lake before we had a chance to do anything about it. We never found out where it came from, but it isn't a problem at this point; none of the red color remains.

The fountains are working fine.

The large waterfall: Jerry's dam is still up so we aren't having much water leakage, although a small amount is flowing into the west pond. We have a reference from Pacific Landscape for someone who can fix the waterfall. The company's is "Kinssies" and they specialize in the construction of water features. Jerry L. has emailed some digital photos to them.

The small waterfall: Jerry L has determined that there is not a leak.

Regarding the new control panel, it will be totally protected inside a small building with a locking roll-top door.

The cost of everything is explained in the attachment.

All systems will now be hooked up to the internet, and we can now check levels, etc. from our computers (even from out of town.) This was done at a cost of \$2,000, but will be of great help to us. We will now also have water-flow meters on the two pipes that fill water into the waterfalls. The advantage to this is we will be able to know exactly how much water we are using in what areas, and this will help us determine if there are leaks and where they are coming from.

We have authorized a payment of \$19,000 to WE Electric to cover improvements and repairs. Joe proposed that we approve the \$9k spent over the original budget, John seconded the proposal, and all approved.

Judy has been consulting with the executive director of the Friends of the Cedar River Watershed about how our rainwater can be better filtered and used productively. The executive director has volunteered to speak to Montreux homeowners. This may be a good agenda item for our April 2012 annual meeting, and possibly a future board meeting. Personal enforcement and voluntary compliance

Treasurer: Jay distributed a financial update to all board members. Nothing out of the ordinary; everything is looking good. The barbecue cost us just a little more than last year.

Neglected Yards: Joe reminded us that in order to resolve this problem, the board is empowered to make specific rules and regulations. We are able to set up a fine schedule, and may initiate a suit if needed. In line with this (CC&R's.) John distributed to the board a list of "Neighborhood Maintenance Standards" (attached.) He feels these should be standards and not just guidelines. Some of these ideas come from the Issaquah Highlands HOA. Joe reminded us that abandoned/vacant homes need a different kind of attention: The Board may want to pay to have front yards taken care of, as well as everything else that is visible from the street.

Action Items: John will follow-up with Duane regarding getting his landscaper to give us a price on maintenance of the abandoned homes. John will put together a fine schedule - This could be attached to the standards and given to homeowners that need reminders.

Judy recommended that we adopt the standards, Susan seconded, and all board members were in favor.

John talked about dying trees. Many are in the native growth behind his house. Do we hire an arborist, wait until next season, or...? The reason why they are dying is unknown. Possibly there is fungus or some type of blight or too much shade or moisture in the ground. We need to find out if it is going to threaten our native growth. It was agreed upon that John will first contact the City of Issaquah and, if needed, contact an arborist. Debi Kirac is the contact person at the City. If she is unable to help, she may be able to enlist the help of an arborist that will come out at the city's expense. In addition, possibly there is someone in the neighborhood who may be an expert in this area and could help.

ACC: Jerry M reported that we had ten new roofs installed this past season. Nine have been the Presidential TL CertainTeed. One was with Owens Corning Woodmoor.

Newsletter: Judy reported for Duane in his absence. The next Newsletter Advisory Committee meeting will be Oct. 20.

Review of Barbecue: Duane had noticed that about 65 families signed in at the barbecue. Everything went well. Only problem was that the microphone was not working. Also, the tents showed up late – Next year it will be better if we can get them set up earlier.

Landscaping: Myrt shared one of her monthly invoices with us. Around \$12,000 during the summer (the September bill) covers maintenance, irrigation repair, clean-up/weed-eating, and pest control.

Dying boulevard trees will be replaced soon.

The irrigation water has been turned off until the spring.

Submitted by:  
Susan Gardner  
October 4, 2011