

## MONTREUX HOA BOARD MEETING

**Date:** January 9, 2012

**Attendees:** Duane Burke, Judy Fenyk-Melody (scribe), Charles Hayden, Bob Keilin, Jerry Lilly, Joseph Nee, Marty Nelson, Joe Preston, Peter Roppo

*Meeting was convened at 7:10 pm.*

### MINUTES

November 2011 meeting minutes were approved, as amended. (Peter moved, Marty seconded, all were in favor). No meeting was held in December 2011; thus, there were no minutes for approval.

### ANNOUNCEMENTS

Joe Preston is resigning from the BOD in the spring, as he will be relocating his family and selling his Montreux home.

- At the time of this meeting, he transferred Montreux HOA historical files to Jay Willenberg, Treasurer.
- A BOD member will need to take on oversight for the NGPE. There are specific City of Issaquah NPGE signs that must be posted in these areas. The properties adjacent to these areas are the adjacent property owners' responsibility to keeping NGPE areas (1) clean of debris, (2) obtaining City and Montreux BOD approvals for any NGPE tree removal, and (3) paying for removal of trees on NGPE that pose a risk to the nearby properties. Any Montreux properties that are pending sale and are adjacent to the NGPE must be tended to satisfactorily before or at the time of property moving into escrow.

Duane and Doris Burke are resigning from the BOD in the spring. They are currently responsible as editors and publishers on the quarterly newsletter and other community communications.

Judy Fenyk-Melody, Charles Hayden, Bob Keilin, Jerry Lilly, Joseph Nee, Marty & Myrt Nelson, and Peter Roppo intend to remain on the BOD.

*Action items:*

- (1) BOD members need to be identified to take over these roles (NGPE and Newsletter).*
- (2) BOD members not in attendance need to announce if they will continue on the BOD for the next year or resign.*
- (3) A new slate of officers for the BOD needs to be proposed prior to the April HOA members meeting.*
- (4) A date for the April HOA meeting needs to be identified during the 3<sup>rd</sup> or 4<sup>th</sup> week of the month. Peter will check availability of the Lewis Creek facility for this meeting. Jerry L. to identify dates that will work for him, as he will be presenting on the waterfalls capital repairs from 2011.*

### BUDGET

Jay presented the 2011 draft financials, including the Balance Sheet, Profit & Loss Prev Year Comparison and Expense Transactions Detail by Account. The HOA financials ended the year in the black, investing approximately \$21,190 into savings. These books will be reviewed by the book-keeper, Rosemary, and then audited by a CPA in 1Q12. The audited final financials will be presented at the 2012 April HOA members meeting. Jay will prepare a 2012 budget for

approval at this meeting, as well.

*Action item: Any known or anticipated capital expenses should be submitted to Jay, as soon as possible.*

## **STRUCTURES**

One of the mailbox structures sustained significant damage from a vehicular incident. This structure has been replaced, and homeowners have new keys for their new boxes. The HOA office needs to provide the resulting bill (~\$5000) for repairs to the driver's automobile insurance agency for reimbursement.

*Action item: Jay or Rosemary to submit the bill to the insurance agency for reimbursement.*

## **LANDSCAPING**

Phase II of the irrigation head replacement needs to be considered for a 2012 capital expense. Prior to recommending this as a capital item, the HOA needs to evaluate if the new heads are cost-saving for water utilization and effective in irrigation. The new heads posed some issues with winterization this year.

*Action item: Myrt to complete an analysis and report back to the BOD with recommendations.*

A question posed by a homeowner was discussed at the meeting regarding upgrading the lighting system along the boulevards. The existing lighting is provided by in ground units (maintained by the HOA) along the tree-lined streets and the individual homeowner's exterior lighting, both of which make the neighborhood streets and sidewalks fairly dark. The light pollution from bright street lights was a City concern (mitigated with our existing system as a solution) prior to approval of Montreux for original development and continues to not be an option for our development.

The in ground lighting along the boulevards had previously been problematic because of water trapping in the lighting units. These units have been modified to allow water to drain, and resolved the issue. Due to the lack of improved and time-tested new technologies, no other available systems would improve upon the existing in ground lighting. The LED lights are most promising, but they are not environmentally-friendly and are very expensive (~\$60/bulb).

## **WATERFALLS**

Electrical system upgrade installation and shelter construction have been completed by WE Electric. The new system will allow electronic data collection and monitoring of water consumption.

The original pond floats will be replaced to ultrasonic units that lack moving parts. This will avoid the issue of parts freezing / ponds overflowing.

## **CC&Rs**

John Bryon prepared and submitted Violation Fine Schedule to the BOD for review and approval prior to this meeting. The Montreux Maintenance Standards were approved by the BOD in October 2011 to help clarify expectations to homeowners and the development of an appending fine schedule was requested to help the board enforce the CC&Rs. Duane requested that these come back to the BOD with revisions.

*Action item: Each BOD member should provide their feedback to John Bryon prior to the next BOD meeting. John will modify according to recommendations and bring back to the BOD for review and approval.*

*Meeting adjourned at 8:45 pm.*