

Montreux HOA Board Meeting
Tuesday, November 1, 2011
7:00 p.m.
Duane and Doris Burke's House

In Attendance

Peter Roppo, Myrt Nelson, Marty Nelson, Jay Willenberg, Jerry Lilly, Bob Keilin, Judy Fenyk-Melody, Duane Burke, Doris Burke, Charles Hayden, Susan Gardner

Peter Roppo, HOA President, conducted the meeting. The meeting started at 7:15 p.m. and adjourned at 8:35 p.m.

Approval of October Minutes: The October 4, 2011 HOA meeting minutes were reviewed and approved by all board members.

COMMITTEE UPDATES

Ponds and Waterfalls – Jerry Lilly

The leak in the west side pond of the large waterfall could not be located because the original contractor had poured concrete over about 50 percent of the side pond. Jerry agrees with Juan and AA Landscaping (the contractor hired to clean out the side pond and find the leak) that our best option is to put in a new liner and to add supporting rocks and sand. We have received a bid from AA Landscaping: 25' x 30' plastic liner will be \$900; two 25' x 30' layers of black fabric (used to protect the liner) \$600; five tons of large rocks \$500; three yards of sand \$300; three yards of small rocks \$300; 20 hours of labor/three people at \$120/hour. Cattails will also be cleaned out of both ponds. Total fix will cost \$4,800 plus tax; final total \$5,258. This will not be a reoccurring expense and will come out of capital budget. Duane made a motion to approve this expense, Jay seconded, and all were in favor.

The control panel will be finished soon.

A homeowner had recently contacted the Board, saying that some lights are off in the lake near Peter's house. Peter will check and will let Jerry L. know.

Mailboxes – Marty Nelson

A new mailbox and mailbox structure will be installed on Village Park Drive. This is to replace the one that was damaged in a car accident. The mailbox post is being assembled and painted in a separate location, and will be installed in one piece. The cost of both is \$4,000, and will be paid by the person who hit it (or from his car insurance.) The person is a resident of Montreux.

The woman who hit the tree on Village Park Drive has not paid yet. Myrt will have the Montreux bookkeeper, Rosemary, follow up with this person's insurance company.

Financial Report – Jay Willenberg

We have had a number of capital expenses this year, but financially we are still in good shape. Everything looks fine.

All HOA dues are paid up. Even our most delinquent homeowner has paid through the end of 2011.

Bob Keilin feels we may want to set up an account with ING Direct, where we will get more interest, up to almost one percent. Currently all of our capital reserve fund is at Vanguard. Bob is considering taking that and approximately \$50,000 from the US Bank savings account to put into ING. Bob has also checked BECU, but their rates are not as high as ING. With this change, we may net about \$2,500 more per year in interest. Bob will look into ING in detail, what paperwork is involved, etc., and will coordinate with Jay. Duane said that Union Bank's money market account may also be worth checking into.

Landscaping – Myrt Nelson

Pacific Landscape is in the process of winterizing the irrigation system.

Myrt said that we have had a number of water issues this year. She would like to meet with Jerry Lilly and go over numbers, water meter usage, etc. to make sure that we want to go forward with phase two of the irrigation system replacement. (Myrt and Jay receive a report each month regarding the cost, usage, and history of each of the six meters.)

Newsletter – Duane and Doris Burke

Duane said that two other people are now involved with the newsletter. Lynn Mack is doing the gardening section, and Sally Goetch will be taking over the crime report. Sally is also coordinating with the new YMCA in the Issaquah Highlands regarding a donation drive for clothing, food, or whatever else is needed

Myrt mentioned that it might be a good idea to notify neighbors when someone is having health issues, is seriously ill, or is in need in other ways, or if they are on the Caring Bridge website. The board felt that this was a good idea, but that nothing should be publicized without the person's/family's permission.

Duane encouraged newsletter ideas and pictures from board members. The deadline for contributing to the next newsletter is December 1.

Duane also thanked Judy for her help. The March issue will be Duane and Doris' last newsletter, and a new Newsletter Editor will be needed for the April 2012 – April 2013 year. Board members may want to start talking to our neighbors about this opportunity.

Miscellaneous

The deposit for Christmas lights has been paid; the lights should be going up sometime around Thanksgiving.

There will not be a December board meeting because of the holidays. We may have a board get-together with spouses, tentatively on December 13 at Peter's. Peter will send out an email confirming the date.

Judy will put together a list of HOA meeting dates for 2012.

Submitted by:
Susan Gardner
November 1, 2011