

Montreux HOA Board Meeting
Tuesday, May 1, 2012
7:00 p.m.
Union Bank Conference Room, Lakemont

In attendance

Judy Fenyk-Melody, Myrt Nelson, Bob Keilin, Peter Roppo, John Kuechle, Bob and Donney Wilburn, Jerry Lilly, Charles Hayden, Jay Willenberg, Jerry Mack

Judy Fenyk-Melody, HOA President, conducted the meeting which started at 7:00 p.m. and adjourned at 8:20 p.m.

Introduction

As this was the first meeting of the new Board meeting, everyone introduced themselves.

Also, Judy thanked those who participated in cleaning the signs in Montreux.

Approval of Meeting Minutes

Both the April 3, 2012 HOA Board Meeting minutes and the April 18, 2012 HOA Annual Meeting minutes were reviewed and approved.

Committee Reports:

Landscaping (Myrt Nelson):

- The new irrigation system is going to be a challenge for Pacific Landscaping; David Melody is working with them to ensure everything is working ok.
- All the damaged trees along Village Park have been taken care (removed and replaced).
- The "Rose Garden" area along Village Park will not be barked this year as it has good coverage still; instead bark will be applied under the many arbor vitae trees/bushes.
- "Color planting" in the common areas will be done shortly.
- WE Electric will be staining the new building that houses the controls for the waterfalls; it was decided this was a good choice. Also, it will have a lock.

Architectural Control (Bob Wilburn):

- A resident notified the ACC of a potential exterior painting project by his neighbor. The neighbor was contacted and will submit an application.
- There was discussion about how to remind homeowners of the requirement to have HOA ACC approval prior to any exterior changes. In the past we have had reminders in the newsletter. It was felt that we should send out an email at this time as this is the time of year when many homeowners get their painting done. Bob will draft a proposed article/alert and send to Judy.

- Regarding the above item, it was emphasized that FAQs would be useful for homeowners relative to what is required, such as the application process, timing, etc. Bob will draft some FAQs for review.
- Bob also suggested that we encourage homeowners to make their house numbers more visible particularly for emergency purposes (police, fire).
- There was discussion about the ACC's area of responsibilities which in the past has included approval of tree cutting. John Byron has indicated that he would like to continue handling trees located in the Native Growth Protection areas.

CC and Rs (John Kuechle):

- There was discussion on the approach for informing residents of non-compliance to the CC and Rs, like leaving trash containers on the curb past the allowed time period and not having the street lights on during the evening hours. John will give "gentle" reminders and allow time for a response, and if there is no response/improvement, a second letter will be sent with potential fines identified.
- Specific properties were identified for John to take a look at and contact the homeowner.

Waterfalls and Lakes (Jerry Lilly):

- All is going well with the work at the large waterfall.
- Work is being completed on the electrical installation.
- Jerry reported that he is still waiting for the new pump for the fountain on Lake "E".
- Everyone applauded Jerry for a great job on the annual meeting presentation.

Financial (Jay Willenberg):

- Jay presented an updated budget and expenses report.
- There was considerable discussion of how to handle a situation in which a homeowner had moved out and now was back in the house. Prior to moving out, there were many outstanding HOA dues. It was agreed that a bill for all outstanding dues would be sent.
- Jay and Bob Keilin will coordinate on the action the Board took to move HOA Funds to an FDIC bank.

Other Business:

- Judy reported that Joseph Nee will place a newspaper ad the week before the HOA June 9 Garage Sale. He will also contact NW Center for pick-up the same day after the sale has ended.
- Judy reported that we should start planning for the September HOA Residents' BBQ and Party.

Myrt Nelson moved that the meeting be adjourned; it was seconded by John Kuechle, and approved unanimously.

Respectfully submitted by:

Jerry Mack
May 9, 2012