

Montreux HOA Monthly Meeting Minutes

Date: August 28, 2012

BOD Attendees: Judy Fenyk-Melody (scribe), John Kuechle, Jerry Lilly, Joseph Nee, Marty Nelson, Myrt Nelson, Jay Willenberg

Montreux non-BOD Attendees: Marilyn Hyberlack, David Melody, Chris Steele

Meeting was convened at 7:05 pm.

MINUTES

July 2012 meeting minutes were not approved due to lack of time to approve

Action: BOD to approve minutes by electronic voting.

MOVEMENT FROM THE FLOOR

A Montreux Homeowner, Marilyn Hyberlack, presented suggestions for rejuvenation of landscaping in the Montreux community and water saving recommendations. (See attached). The BOD felt that any major modification to the landscaping would require approval at the Annual HOA meeting in April. Routine maintenance recommendations for existing landscaping would be considered with more detailed recommendations.

Action: Marilyn agreed to provide a written version of the recommendations for BOD consideration. Marilyn would be invited to present at the October 2012 BOD meeting with tree pruning recommendations. A committee would be established to develop recommendations for the BOD and Annual Members to consider for approval in April 2013.

BUDGET

Jay provided the BOD with the monthly financials. The water bill year-to-date is approximately \$10K above the last two years. Post-meeting, the BOD requested a review of water usage annually from 2010-2012. In addition, the Irrigation Chair David Melody was requested to research water use by meter with Pacific Landscaping.

There was no further discussion or questions related to the budget.

IRRIGATION

Pacific Landscaping has changed its name to Telgenhoff Landscape Services Inc. No other changes have occurred with the company. It was a strategic decision to change the name due to the number of local businesses with Pacific in their name.

There have been seven significant breaks in irrigation over the summer. This has resulted in approximately \$2300 in repairs.

The community will not be able to move into Phase II of irrigation head replacement in 2012. This is due to the Cascade Water Alliance not approving the recommended options for irrigation heads to be used in the replacement. They will offer a rebate in 2013, so there will be a plan to consider new heads then.

Jay indicated there was a well in that was on Montreux property near one of the Lakes. It was allowed to provide ~5000 gallons per day to keep the Lakes at an appropriate level in the summer months. The electricity supplying the well pumps, and it was paid for by the Lakes Homeowners.

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Action: The BOD was interested in further researching if the well pumps could be used to offset city water use. The Irrigation Chair will research options for presentation to the October meeting.

WATER FALLS

Since upgrades have been made to the entrance Waterfalls, the water costs have been approximately \$80/month. This was great news.

SOCIAL

The neighborhood BBQ is scheduled for September 8, 2012. The BOD meeting will focus on the tasks and volunteering to prepare for the BBQ.

Action: Judy to send out Excel sheet with assignments and solicit for more volunteers to support the BBQ.

NEWSLETTER

Duane Burke has volunteered to return to the BOA as Newsletter Editor due to Sally's husband's recent retirement and winter vacationing plans. Many thanks to Sally for her leadership on the Newsletter and periodic email updates to the community.

ARCHITECTURAL CONTROLS

Several new roofs have been approved following the last amendment to the CC&Rs. There have also been new approvals for exterior paint colors, all within the neutral range of color requirements. *Meeting adjourned at 8:55 pm.*