

**Montreux Homeowners Association
Monthly Meeting Minutes**

Date: April 2, 2013

Attendees:

Board Members: Judy Fenyk-Melody (scribe), John Bryon, Bob Keilin, Jerry Lilly, Joseph Nee, Myrt Nelson, Peter Roppo, Bob Wilburn, Jay Willenberg

Montreux Guests: David Melody, Connie Hansen

Outside Guest: Dave Scattergood (Signature, Central Branch Operations Manager)

Meeting was convened at 7:10 pm.

MINUTES

February and March meeting minutes were approved. (Moved by Myrt, seconded by Bob W., and all were in favor.)

GENERAL DISCUSSION AND COMMITTEE UPDATES

The BOD had a closed executive session to discuss the Annual Meeting and need for new BOD members and officers.

BUDGET

Year to date, finances were on as planned. There was a question about why Landscaping costs for 2013 were higher year to date compared to 2012, as we did not have Landscape services in 2013 until March.

Action: Jay to review the detailed finances and get back to the BOD with an explanation.

The 2013 proposed budget was reviewed. This will be presented at the Annual Members Meeting on April 17 at Lewis Creek Center. The BOD recommended a balanced budget with a goal to reduce water bills through conservatory methods.

The BOD approved to add Myrt Nelson as a backup bank signatory and removal of Joe Preston as a signatory. (Jerry L. moved. Peter seconded. All in favor.)

Action: Jay to schedule date for Myrt to go to bank for completion of this activity in April.

CC&Rs/ ACC

There was an executive session held to discuss the current CC&Rs and ACC guidelines on roof color. Due to the confidential nature of this discussion, the minutes do not capture the full discussion. The BOD approved to grant a waiver to the homeowner. This waiver will allow a one-time approval for the black roof that has already been installed. Following a due process meeting, no fine will be assessed due to the background provided by the owner. (Bob W. moved. Jerry L. seconded. All in favor.)

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LANDSCAPING AND IRRIGATION

Signature presented their assessment of the Montreux development. They recommend having Cascade Water Alliance propose a bid for improvements in water conservation. The cut trees will be flush cut until the City of Issaquah approves any changes, if proposed to our tree lined streets. The ivy will need to be removed since it is an invasive, non-native plant. The grassy strips between the road and the sidewalks are not sustainable or attractive due to root encroachment. The options include removal of the strips and replacement with either (1) mulch or (2) mulch/ small plantings. No decisions were made. Overall, we have a very workable and beautiful property.

Meeting adjourned at 10:00 pm. Next meeting: May 7, 2013

**Montreux Waterfalls and Lakes Report
April 2, 2013**

Lakes

The fountain/pump for Lake H failed on March 12. The pump has been removed and WE Electric is diagnosing the problem. A cost to repair the existing Otterbine fountain/pump will be determined and presented to the homeowners on the lake along with the cost to replace with a brand new unit. You may recall that the fountain/pump on Lake E was replaced last summer with a total replacement cost of about \$13,000 shared equally among the 8 homeowners on Lake E. At that time the Board discussed the possibility of replacing all 4 of the existing fountains because they are all old and had previously been repaired more than once. The decision was made to wait and replace each pump when it failed. Since this is a cost borne by the homeowners on the lake, it seems only fair that they should decide whether to repair or replace with new.

Waterfalls

The waterfalls are both working fine. The large falls was shut down for a few days at the end of March due to a faulty check-valve. The check valve diaphragm came loose and blocked the water flow from the pump. The easy solution was to remove the check valve from the system. During the removal of the check valve the large pond was drained and the wet well and both waterfalls were pressure washed to remove the green slime that had accumulated on the rocks over the last year. We also replaced the auto-fill valves for both waterfalls. The original auto-fill valves were occasionally clogging with debris (twice on the small falls and once on the large falls). When this happened, the device locked in the open position causing water to flow into the ponds when it was not needed. The net loss of water for these 3 failures was a total of approximately 26,000 gallons or \$234.00. The new valves have a non-clogging feature, and are designed to fail in the closed position, thus preventing any unnecessary water loss.

The wireless monitoring system has been working flawlessly for the past few months. After much fine tuning, I think that we have all of the settings to permit us to operate these falls with minimum water usage. We have been monitoring water consumption for both the large and small falls, and will continue to do so in the future. In addition to the wireless readings that I get on my computer, WE Electric will be taking manual readings on the direct water meters for each pond to confirm the accuracy of the system. By the way, the volume of water in the large falls is 6,000 gallons. The cost to refill this pond with clean water is about \$55.00. Over the past 8 months we have used a total of 56,831 gallons for a total cost of \$511.48. Adjusting for the auto-fill valve failures, the average water usage is 3,854 gallons per month for an average cost per month of \$34.68.

I have been using chlorine tablets to control the algae growth in both falls, but it has resulted in some foam build-up above the pump. I have ordered a copper-based algacide to see if that will work better with less foam generation.

Jerry Lilly
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