

Montreux HOA Annual Meeting
Wednesday, April 17, 2013
7:00 - 9:15 pm
Lewis Creek Center

Board Members present: Judy Fenyk-Melody, Jerry Mack, Jay Willenberg, Myrt Nelson, Marty Nelson, Bob Keilin, Charles Hayden, Bob Wilburn, John Kuechle, John Bryon, Jerry Lilly

42 homeowners were in attendance, including Board Members.

Judy Fenyk-Melody, HOA President, conducted the meeting. The meeting started at 7:05 and adjourned at 9:15pm.

Reports by the committees were provided:

Treasurer

Jay Willenberg presented the Financial status for the 242-home HOA, describing the expenses and income for the past year and capital reserves requirements. The HOA dues have not been increased since and based on the anticipated income and expenses for this coming year no increase is needed.

The proposed Budget was voted on and approved as presented.

Jay explained that it is required that an HOA must have an audit yearly unless the HOA members vote to conduct only a CPA review. The cost would be \$4000 vs. \$1000. It is suggested that a full audit be performed periodically but at this time, the Board recommends to have a CPA review only. A motion was made to accept this recommendation and approved by all present.

Ponds, Waterfall, and Lakes

Jerry Lilly gave a presentation describing condition and management of the waterfalls, ponds, and the retention ponds/lakes in the Montreux Lakes Division which serve as runoff for the area. He explained the HOA's responsibilities vs. the homeowners' who live on the lakes (e.g., fountains and lights). Also, Jerry explained that much work has been done at the Montreux entrance waterfalls and ponds area to control water usage.

Architectural Control Committee (ACC)

Bob Wilburn reported on the status of external changes to homes, and reiterated the requirement for ACC approval.

Native Growth Protection and Trees

John Bryon explained the details of the Native Growth Protection area which surround Montreux and is controlled by the City of Issaquah. John also explained how homeowners should handle needs for cutting down trees on their properties.

CC and Rs

John Kuechle encouraged homeowners to use the Montreux website for information via the FAQs.

Website

Charlie Hayden described the website and what is available on it, including signing up to get notifications via emails on meetings and meeting minutes.

Electrical and Lighting

Marty Nelson gave an update on the status/continued repairing of the lights along Village Park (130 lights, 80 of which are in-ground). Marty is also in contact with Puget Sound Energy regarding a possible grant for new lighting along Village Park.

Landscaping

Myrt Nelson explained the process for starting the contract with the new landscape company (Signature) which already has demonstrated to be a good choice. Signature has been proactive and seeks feedback on their work.

Government

There was a question regarding the City's public works doing drilling in the streets in upper part of the Lakes Division. It was thought that this was to evaluate the ground for a potential larger sewer system to accommodate growth above Montreux. Bob Keilin, Government Affairs, was not aware of this and said he will check with the City.

Board Elections

Judy Fenyk-Melody opened the meeting for election of new board members. Nominations were made and voted on with the following results:

President	Jay Willenberg
Vice President	Ryan Heiberg
Treasurer	Bob Keilin
Secretary	Leslie Inaba
ACC	Bob Wilburn
CC & R	Connie Hansen
Government	Bob Keilin
Grounds/Irrigation	Myrt Nelson
Electrical & Lighting	Marty Nelson
NGPE	John Bryon
Newsletter	Rizwan Baig
Social	Marty Nelson

Waterfalls/Lakes
Website

Jerry Lilly
Charles Hayden

The meeting was adjourned at 9:05 pm.

Respectfully submitted