

Montreux Homeowners Association
Monthly Meeting Minutes
Tuesday, May 7, 2013
7 – 9 PM
Union Bank Conference Room

ATTENDEES

Board Members: Rizwan Baig, John Bryon, Charles Hayden, Ryan Heiberg, Leslie Inaba, Bob Keilin, Marty Nelson, Myrt Nelson, Peter Roppo, Jay Willenberg, Bob Wilburn

Absent: Connie Hanson, Jerry Lilly

Meeting was convened at 7:08 pm

MINUTES

April monthly meeting minutes were approved (Marty moved, John seconded, all were in favor). April Annual meeting minutes were also approved (Ryan moved, John seconded, all were in favor).

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT

The BOD decided to keep monthly meetings on the first Tuesday of the month at Union Bank.

TREASURER

The BOD approved to add Bob K., Jay, and Myrt as authorized signers on the bank accounts (Marty moved, John seconded, all in favor). The BOD also approved removing Joe Preston as a signatory (Bob W. moved, Jay seconded, all in favor).

The BOD discussed options to possibly change banks to earn higher interest rates on the capital reserve account without locking-in money long-term.

➤ *Action: Bob K. to explore options and get back to the BOD*

There was a discussion on past-due receivables. The BOD agreed disciplinary steps for past-due accounts should be added to the CC&Rs.

SECRETARY

Updated BOD contact list will be distributed to the BOD and the Montreux email distribution list. Marty will draft a letter to be included in the next billing requesting homeowners to provide updated contact information for the next version of the Montreux directory.

➤ *Action: Marty to draft letter and deliver to accountant*

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CC&Rs / ACC / NGP

The BOD agreed the CC&Rs need to be amended to include due process / disciplinary steps for CC&R and ACC violations. Will be discussed further at a future meeting.

LANDSCAPING AND IRRIGATION

Myrt presented Signature's proposal for replacing the grass strips along Village Park. Current proposal is not a cost effective option and does not resolve the watering issue. Signature is working closely with the Cascade Water Alliance to improve Montreux's water conservation. Hillside mowing will take place later this week and arborvitae by Alpen Glow will be replaced.

- *Action: Myrt to come back next month with a more refined proposal for replacing the grass strips and / or present other options. She will also follow-up with the homeowner who raised the issue.*

PONDS AND WATERFALLS

See attached

SOCIAL

There was discussion to possibly change the date of the annual garage sale, but pushing date into the summer will conflict with vacations. The BOD decided to keep the date as June 8th. Marty will advertise the garage sale locally as well as on Craigslist.

WEBSITE

Website will be updated with new board members and email addresses

NEWSLETTER

Jay and Myrt will put Rizwan in contact with former newsletter editors to share ideas. The BOD discussed getting the community more involved in the newsletter including distributing hardcopies with the billings, adding homeowner "brag" stories, local advertising, etc.

Board discussed home invasion incident on Friday, May 3rd. Update from Issaquah Police is that no one has been charged or arrested in the incident. In light of this situation and another nearby, the BOD determined it would be a good idea to host a meeting with homeowners and the Issaquah Police to discuss preventative measures.

- *Action: Ryan will take ownership to schedule meeting within the next month.*

Meeting adjourned at 8:45pm.

Next meeting: Tuesday, June 4th

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Montreux Waterfalls and Lakes Report

Lakes

The fountain/pump for Lake H was repaired and reinstalled on 4/29/13. WE Electric has not yet billed for this work, but the expected total repair cost is \$1,245 plus tax. This cost is to be shared among the Lake H homeowners.

Waterfalls

The large falls is working fine again, but I have not yet received an invoice from WE Electric to remove the faulty check valve and pressure wash the falls last month. I added a new liquid algaecide to the large falls on 4/26/13 to see if the scum build-up over the wet well is any less than with the chlorine tablets. So far, I could not see much difference.

The pump for the small falls failed on 4/6/13, exactly one month ago. The cause was water leakage into the motor. This pump was rebuilt in 2007 and installed by Highridge. PumpTech quoted a price of \$3,263 plus tax just to repair the motor. WE Electric thought this price was too high, so they are currently getting quotes for either a new motor or repair from another local company. I have not heard back from them yet.

There are still a few minor issues with the waterfall monitoring system. These are being put on hold until we get the small falls pump back in operation.

Jerry Lilly

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