

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Tuesday, October 1, 2013  
7 – 9 PM  
Union Bank Conference Room**

**ATTENDEES**

Board Members: Ryan Heiberg, Bob Keilin, Marty Nelson, Myrt Nelson, Peter Roppo, Connie Hanson, Charles Hayden, John Bryon, Leslie Inaba

Absent: Jay Willenberg, Bob Wilburn, Jerry Lilly, Rizwan Baig

*Meeting was convened at 7:10 pm*

**MINUTES**

July and September monthly meeting minutes were approved (Bob K moved, Charles seconded, all were in favor).

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

PRESIDENT – No report

VICE PRESIDENT – No report

**TREASURER / GOVERNMENT AFFAIRS**

Financial statements were reviewed. We are using less water this year compared to prior years.

Red Rock Financial Services did not meet the expectations of the Montreux condo board and was recently fired. Subcommittee will research other firms that provide similar services.

**SECRETARY**

Leslie reviewed proposed dates for 2014 board meetings. Dates are as follows:

- January 7
- February 4
- March 4
- April 1
- May 6
- June 3
- July 1
- August – No meeting
- September 9 – Week after Labor Day
- October 7
- November 4

Date of the annual meeting is tentatively set for April 22 or 23. Leslie will check availability of Lewis Creek and confirm meeting date. Once dates are finalized, Charles will post them to the website.

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**CC&RS / ACC / NGPE**

Connie presented three different options for CC&R fine schedules, all with varying degrees of detail. The Board discussed the pros and cons of having more or less granularity in the schedule. The Board decided a subcommittee should be formed (Connie, John and Bob W). The subcommittee should review all stipulations in the CC&Rs that are fineable and come back to the Board with a final proposal.

**LANDSCAPING AND IRRIGATION**

Myrt provided the following updates:

- Sprinkler censor replacement project on hold until master plan is developed
- Landscaping committee has received recommendations for landscape architecture firms
- Winter color planting is in
- Rocky basins near the waterfalls need to be cleaned
- 6 trees were removed

**PONDS AND WATERFALLS**

See attached report

**ELECTRICAL / SOCIAL**

Marty reported on the successful summer BBQ.

One mailbox structure will need to be replaced due to an accident on September 30<sup>th</sup>. Marty will contact WE Electric again to provide an estimate to update the lighting on all mailbox structures as well as replace all small monument lights with LED (for those that have not already been upgraded).

**WEBSITE – No report**

**NEWSLETTER – No report**

*Meeting adjourned at 8:45 pm*

Next meeting: Tuesday, November 5<sup>th</sup>

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Lakes

The lakes were treated for algae in July and the cattails were removed as requested by the homeowners on Lake H. Dye was applied to the lakes again on August 14, 2013. The city of Issaquah sent a letter requesting some cleanup around the lakes. Jay Willenberg and Don Hermanson met with the City Engineer and convinced the city to leave the sandbags where they are for now. Doug at Northwest Aquatic Ecosystems will be cleaning up the other issues raised by the city, including re-grouting the grate of the Lake F vault. The estimated cost of the repairs to the Lake F vault is \$2,500, which is to be charged to capital expenses. All fountains are operating normally.

Waterfalls

The lights on the small waterfall are still out. I notified WE Electric weeks ago, but they have not yet corrected the matter. I sent them another email again today. There are still a few minor issues with the wireless waterfall monitoring system. For some reason we are able to remotely monitor water usage on the small falls, but not the large falls (even though the instruments are identical). So until this situation is resolved, we will have to rely on manual readings of the water meter that feeds the large falls. During the last 2 months (August and September) the waterfalls have used a total of 9,516 gallons of water, which works out to an average of \$28.55 per month or about 95 cents per day. We have had several soapings during the last couple of months, so the water quality is pretty poor at this time (note brown color in photo below). At my request, Signature Landscaping has removed all of the floating plants that I mentioned in the last meeting. No one seems to know the origin of those plants. The water in both falls was treated with a copper based algicide in mid-September.

Jerry Lilly

