

Montreux Homeowners Association
Monthly Meeting Minutes
Tuesday, January 7, 2014
7 – 9 PM
Inaba Residence

ATTENDEES

Board Members: Jay Willenberg, Bob Keilin, Marty Nelson, Myrt Nelson, Peter Roppo, Connie Hanson, Leslie Inaba, Charles Hayden

Absent: Ryan Heiberg, Bob Wilburn, Jerry Lilly, Rizwan Baig, John Bryon

Meeting was convened at 7:10 pm

MINUTES

November monthly meeting minutes were approved (Peter moved, Bob K seconded, all were in favor).

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT – No report

VICE PRESIDENT – No report

TREASURER / GOVERNMENT AFFAIRS

December financial statements were reviewed. Net income for 2013 was higher than 2012 due to lower expenses (mainly water and electrical partially offset by higher landscaping fees). Bob K provided an update on some of the delinquent accounts in the neighborhood. The Board discussed the issue of collections again. The costs to hire a collection agency or lawyer will likely exceed amounts collected, and historically the Board has been made whole on all delinquent accounts except for one. However, it is also an issue of fairness to all homeowners.

Marty will contact the homeowner on Oberland Place who has not been maintaining their property. If no action is taken, the Board discussed having someone fix some of the landscaping and presenting the bill to the homeowner.

SECRETARY

Union Bank has changed their policy for getting the key to the conference room. The Board discussed and will no longer have our meetings at the bank. Leslie will send a list for Board members to volunteer their homes for future meeting dates. The Board also agreed that Wednesdays are a better day to have our meetings. Starting in February, Board meetings will be held the first Wednesday of every month.

So far about one third of the homeowners have responded with directory updates.

CC&RS / ACC / NGPE

Connie presented the revised CC&R fine schedule. The next steps will be to detail the fine policy and procedures—including the process for notification of fines, fine appeal procedures, and actions to be taken in case of non-

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payment of fines. She will present a proposal at our next meeting so the board can vote simultaneously on the fine schedule and the policies and procedures.

LANDSCAPING AND IRRIGATION

Myrt thanked Jay for hosting a lovely holiday party and provided the following updates:

- Provided an update on the landscaping
- Reviewed water usage and charges since 2009. Usage and charges were down in 2013 from 2012.
- At Work picked up litter in October and November. However, there is still an issue with litter, especially after Cleanscapes picks up neighborhood garbage on Mondays. They have been contacted, but so far it is still an issue.
- Tree on Village Park was knocked down from an uphill accident. Myrt will obtain the insurance information required for reimbursement.
- Marilyn Haberlach has been trying to meet with the City to discuss their requirements for our dying trees and lighting; however, is not making much progress with the City. Myrt will keep us updated on any progress so we can proceed with a master landscaping plan.

PONDS AND WATERFALLS

No report

ELECTRICAL / SOCIAL

Annual meeting coming up on Tuesday, April 22nd. Lewis Creek has been reserved. The Board also determined the dates for the 2014 garage sale and summer BBQ:

- Garage sale – Saturday, June 7th
- BBQ – Saturday, September 6th

WEBSITE

The Board discussed establishing email addresses through the website domain. The Board agreed it is a good idea to create the four listed below:

1. landscaping@montreux-hoa.org
 - a. subjects covering landscaping, ponds, waterfalls
 - b. automatically forwarded to Jerry, Myrt and her committee
2. acc@montreux-hoa.org
 - a. subjects covering ACC, CC&Rs, NGPE
 - b. automatically forwarded to Bob W, Connie and John
3. treasurer@montreux-hoa.org
 - a. subjects covering financial issues
 - b. automatically forwarded to Bob K
4. board@montreux-hoa.org

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- a. catch-all address
- b. automatically forwarded to Jay, Ryan and Leslie

NEWSLETTER – No report

Meeting adjourned at 8:30 pm

Next meeting: Wednesday, February 5th at TBD (Connie is checking to see if she can host)