

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Wednesday, February 5, 2014  
7 – 9 PM  
Hanson Residence**

**ATTENDEES**

Board Members: Jay Willenberg, Bob Keilin, Myrt Nelson, Connie Hanson, Leslie Inaba, Ryan Heiberg, Bob Wilburn, Jerry Lilly, John Bryon, Peter Roppo

Absent: Rizwan Baig, Marty Nelson, Charles Hayden

*Meeting was convened at 7:13 pm*

**MINUTES**

January monthly meeting minutes were approved (Bob W moved, Ryan seconded, all were in favor).

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

**PRESIDENT**

The Board held a discussion about the architect package received for Div I Lot 5. Based on preliminary review, the design appears to meet requirements outlined in the CC&Rs; however, an elevation and tree retention plan were not submitted. The Board agreed that the plans should be distributed to the existing neighbors on Cervina Ct to solicit their feedback. Their feedback will be collected and passed along to the new owner and home builder. In addition, the Board agreed to hire it's own independent architect to review the plans (at the expense of the new owner) and if warranted, hold a meeting with all interested parties to discuss issues. The Board will make the neighbors aware of the procedures in place for them to voice any objections throughout the Board approval and city permitting processes.

VICE PRESIDENT – No report

**TREASURER / GOVERNMENT AFFAIRS**

January financial statements were reviewed. The Board briefly discussed the possibility of proposing a moderate dues increase at the annual meeting to build the reserve for longer-term capital projects.

**SECRETARY**

March 5<sup>th</sup> meeting will stay as is. John Bryon will tentatively host.

**CC&RS / ACC / NGPE**

The Board discussed Bob W's replacement fence. He would like to replace a portion of his wood fence with a green chain link fence that will be shorter than the hedges along Village Park Dr (it will not be visible from the street). John and Connie will review this week and provide a decision.

Connie presented the revised CC&R fine schedule and fine policy. Board members will take a month to review and vote on at the next meeting. Once approved, we will have our attorney review the fine schedule and policy.

**LANDSCAPING AND IRRIGATION**

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- Effective March 1st, our new landscape company will be Telgenhoff Landscaping, previously known as Pacific Landscape Co. Signature's contract has been terminated as of the end of this February
- Myrt and Chris are developing a master landscaping plan which will include plans for tree removal / replacement, strips, lighting, irrigation, etc
- Members of the Landscaping Committee met with the City of Issaquah. They would like to review our master plan when complete, but did not provide any guidance or recommendations.
- Myrt would like to have all (including historical) financial statements posted to the HOA website be removed or trimmed down to only the balance sheet. (Ryan moved, Jerry seconded, all were in favor)

**PONDS AND WATERFALLS**

There was a frozen pipe in the small waterfall refill line, which has already has been fixed. Control systems are working except for the online monitoring.

**ELECTRICAL / SOCIAL – No report**

**WEBSITE – No report**

**NEWSLETTER – No report**

*Meeting adjourned at 9:00 pm*

Next meeting: Wednesday, March 5<sup>th</sup> at TBD (John is checking to see if he can host)