

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, May 7, 2014**  
**7 – 9 PM**  
**Union Bank**

**ATTENDEES**

Board Members: Jay Willenberg, Myrt Nelson, Connie Hanson, Leslie Inaba, Ryan Heiberg, Bob Wilburn, Jerry Lilly, Peter Roppo, Charles Hayden, Mark Potensky, John Bryon, Marty Nelson

Guests: Marilyn Haberlach (Landscaping)

Absent: Suzette DeButts, Jerry Lilly

*Meeting was convened at 7:11 pm*

**MINUTES**

April Board and Annual meeting minutes were approved (Bob W moved, Jay seconded, all were in favor).

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

**PRESIDENT**

Dues increase was voted on and approved at the Annual meeting. Jay has notified Rosemary and it will be implemented with next quarter's billing. Jay will draft a short letter to accompany the next billing explaining the next dues increase.

**CC&Rs**

Connie presented a revised fine schedule, which has been reviewed by the Board's attorney. The Board has the authority to approve a fine policy and schedule. Connie will confirm with the attorney that we can approve without a homeowner vote and will also check to see what kind of notification we need to provide to homeowners.

Our Attorney provided additional detail on the tree removal policy in the CC&Rs as it is not clearly defined in the existing document. The Board discussed whether or not to amend the CC&Rs to expand the language regarding tree removal, but did not reach a conclusion.

***Motion: Move to approve the compliance policy and fine schedule as presented (Charles moved, John seconded, all except two Board members approved, motion passed).***

The Board discussed the topic of a third-party management company to enforce the CC&Rs, as was brought up by a concerned homeowner at the Annual meeting. Ryan contacted a few third-party management companies. Approximate fees were around \$60,000, but of those he spoke to, they wanted to be a full-service management company.

Ryan discussed our right as a Board to enforce the CC&Rs, liens that can be filed, etc. With the new compliance policy and schedule in place, we can now start the process, in particular for 18404 Montreux Drive. Ryan will contact our Attorney and will follow-up on notifications to seriously delinquent residents (1 year or more) and will report back next month.

Marilyn will consider chairing CC&Rs since the position currently does not have a chairman.

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**SOCIAL**

Garage sale will be on June 7<sup>th</sup>. Marty will put a notification on Craigslist and will arrange for a charity to pick-up leftover items.

**TREASURER / GOVERNMENT AFFAIRS – No report**

**LANDSCAPING AND IRRIGATION**

Myrt and Telganoff drove around the neighborhood today discussing the work that needs to be done. Color plantings go in tomorrow at the monuments and waterfall. Irrigation will be turned on tomorrow as well. When Signature left, five irrigation lines were damaged. Myrt will see if Signature will pay for the expense.

**WEBSITE**

Myrt will send Charles the updated City of Issaquah policy on tree removal. Charles will also add the City's noise ordinance policy.

**NEWSLETTER**

Connie is already working on the next newsletter. She will create a newsletter at least quarterly, more often if need be. For the next edition: Ryan will write a President's letter, Marty will write a real estate update, John will write a short article on trees, and it will also include a list of recommended vendors from residents. Connie will also send a short list of questions to each Board member for a Board member bio section. Myrt suggested adding a welcome section for new neighbors. Send Connie an email if you have any other suggestions.

**SECRETARY**

A new contact list form for the Board will be passed around. Please update if necessary.

**PONDS AND WATERFALL – No report**

**ELECTRICAL**

Ryan gave a synopsis of the tree and lighting issue. We as a Board need to decide the goal of the lighting issue—is it to provide street lighting for cars and/or sidewalk lighting for pedestrians? The Board discussed and did not come to a conclusion.

Marty provided a history of the current in-ground lights. Back in 2002, the original manufacturer of the lights stopped supporting the product. It is a 20-year system that is antiquated and at the end of its useful life. WE Electric currently services our electrical needs. They have held the system together for the past 5 years. One month they replaced 60 (out of ~90), some of which were only one month old.

John raised his concerns about the lighting replacement and the need to size and scope the project. The Board determined it first needs to decide on the goal for the street lighting. John told the Board he has hired Titan Electric

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to perform their own assessment of our existing lighting and to provide their own recommendation. He is meeting with them Thursday morning at 7:00 and anyone is free to join.

Myrt and Marty discussed that it is ultimately up to the City of Issaquah to give us their opinion about what we can and cannot do. As was previously discussed at other Board meetings, members of the Landscaping Committee and Marty, met with Charlie Bush and other City employees to discuss the overarching landscaping and lighting plan. A follow-up meeting is scheduled for May 30<sup>th</sup> at City Hall. At this meeting, the City is expected to give us their opinion about what we can do and then the Board will proceed from here. One item that was discussed at the earlier meeting, is that any significant landscaping / lighting changes may require our neighborhood to become compliant with the most recent ADA laws, which is a very expensive proposition (changes to curbs, crosswalks, wheelchair access, etc).

*Meeting adjourned at 9:18 pm*

Next meeting: Wednesday, June 4<sup>th</sup> at Union Bank