

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, April 2, 2014
7 – 9 PM
Willenberg Residence**

ATTENDEES

Board Members: Jay Willenberg, Myrt Nelson, Connie Hanson, Marty Nelson, John Bryon, Ryan Heiberg, Bob Wilburn, Jerry Lilly, Peter Roppo, Rizwan Baig, Charles Hayden, Bob Keilin

Guests: Marilyn Haberlach (Landscaping), Lars Larson (PSE)

Absent: Leslie Inaba

Meeting was convened at 7:10 pm

GUEST

Lighting along Village Park Drive

Lars Larson of Puget Sound Energy discussed the possibility of adding overhead street lights along Village Park Drive. He said that PSE would have to trench about 7600 feet and bore about 800 feet under the roads in order to install conduit necessary for 40 light poles. He suggested 25 foot tall light poles similar to the ones along VPD in Lakemont. The total cost would be about \$450,000 and PSE would maintain them including power for \$441.80 per month.

There was a lot of discussion about why the lighting along VPD might need to be replaced. The first concern is that many of the light fixtures are failing. The second concern is that, if the trees along VPD need to be removed the current in-ground lights would not be effective. Finally, digging the trench and installing the conduit would significantly disturb the trees and grass along VPD and it would be best to make changes to the lighting before making major changes to the landscaping along VPD.

It was decided that this issue should be discussed at the annual meeting.

MINUTES

March monthly meeting minutes were approved (All were in favor).

GENERAL DISCUSSION AND COMMITTEE UPDATES

ISSAQUAH MAYOR

The mayor has agreed to come to our annual meeting. It was agreed that some of the board members will try to have breakfast with the mayor on April 12th to prepare him for some of the issues that might come up at our annual meeting. We agreed that while lighting and landscaping along VPD is a major issue with Montreux, our annual meeting is not the best time to ask the mayor about funding such activities.

TREASURER / GOVERNMENT AFFAIRS

March financial statements were reviewed. All seemed to be in order.

CC&R

Connie had the draft CC&R Fine Schedule and Fine Policy reviewed by an attorney. The attorney suggested a different approach and structure than we were considering. We agreed to review the attorney's approach, but there wasn't enough time to discuss it at the meeting.

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Tsukamaki (Div 1 / Lot 5)

Jay and Bob W said that the existing neighbors on Cervina Ct meet and reviewed the proposed plans for the new home. Those neighbors expressed some concern about how the propose home would fit in the neighborhood and how the home would affect the privacy of the current homes. They asked to have better drawings that would show the new home in relationship to the existing homes. Jay reported that he asked Buchan Homes to prepare such drawing and attend a meeting with the current neighbors; however, Buchan declined.

Ryan proposed that we inform Buchan that we will not approve the plans until the current neighbors had an opportunity to see how the proposed home will impact them. Bob W seconded and motion pass with no opposed.

ELECTIONS

Jay asked who would not be staying on the Board. Bob K said he would be leaving both the Treasurer and Government Affairs. Connie said that she would not be able to stay on as CC&R's but is willing to do the newsletter.

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**Email Vote
Monday, March 17, 2014**

PROPOSAL FROM RYAN

After several swings and misses trying to find someone to review the Div 1 Lot 5 design plans from Buchan I would like to recommend we engage Don Larkin per the attached agreement. I have written in missing info and one tweak to the proposed scope of work and will have him amend the original to incorporate my changes.

His fee seems very reasonable to me especially in light of the quick turn time (3/21/14) and he is located relatively close by, allowing for him to actually walk the site/ cul-de-sac.

Please reply to all if you are ok w/ me engaging Don per the attached.

VOTES

IN FAVOR: Bob K, Jerry, Connie, Rizwan, Peter, Charles, Leslie, Myrt

OPPOSED: n/a

NO VOTE: Jay, Marty, Bob W, John

MOTION PASSED WITH MAJORITY VOTE ON MARCH 18, 2014