

Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, June 4, 2014
7 – 9 PM
Union Bank

ATTENDEES

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

Guests: Chris Steele (Landscaping)

Absent: Marty Nelson, Charles Hayden

Meeting was convened at 7:07 pm

MINUTES

May Board meeting minutes were approved (Bob W moved, John seconded, all were in favor).

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT

Ryan has had conversations with an attorney, Rosemary (bookkeeper) and Craig Mueller (CPA) about moving forward with collections on severely past due accounts. Attorney raised concern about our accounting policy for bad debts. Ryan, Rosemary, Craig and the attorney have discussed revising the policy to a provision for bad debts, so that we are not individually identifying certain past due accounts.

Motion: Moved that we adopt the change in accounting policy (Jay moved, Bob W seconded, all were in favor, motion passed).

[THE BOARD DISCUSSED INDIVIDUAL HOMEOWNERS CURRENTLY IN VIOLATION OF THE CC&RS. THE FOLLOWING SECTION HAS BEEN REMOVED DUE TO THE CONFIDENTIAL NATURE OF THE DISCUSSION.]

VICE PRESIDENT

Mark will draft a form letter for CC&R non-compliance notifications.

TREASURER

Jay provided a brief financial update and noted we are in a good financial position. Next dues statement will include notification of the dues increase approved at the annual meeting.

SECRETARY

Leslie passed around a sympathy card for Duane Burke for the Board to sign.

CC&Rs

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The attorney provided feedback to Connie about the fine schedule the Board recently approved. The attorney provided feedback that some of the open-ended fines should be more specific. Connie presented her proposed changes.

Bob raised concern about the \$250 fine for violation of the roof policy, which seems immaterial and a non-deterrent for a homeowner who may want to put on a non-compliant roof. However, Ryan pointed out that we have the legal right to require compliance with the CC&R policy, so we could require the homeowner to remove the non-compliant review and replace it with a roof that is compliant.

Jerry raised concern about the Daily Fines language. Connie will ask the attorney about whether or not we can remove this paragraph since we are not utilizing this category.

Attorney added “Unlisted” violations to the schedule to cover violations not listed.

Motion: Moved to approve the amended policy (Jay moved, Mark seconded, all approved, motion passed).

Both the policy approved on May 7, 2014 and the amended policy approved tonight will be posted on the website. The policy and fine schedule need to be mailed to all homeowners. Connie will make copies of the policy and fine schedule. Leslie will mail the policy out to all homeowners with directories that were not collected at the annual meeting.

[THE BOARD DISCUSSED INDIVIDUAL HOMEOWNERS CURRENTLY IN VIOLATION OF THE TREE REMOVAL POLICIES. THE FOLLOWING SECTION HAS BEEN REMOVED DUE TO THE CONFIDENTIAL NATURE OF THE DISCUSSION.]

ELECTRICAL

Electrical report from Marty is attached below.

John provided a brief report about his meeting with Titan Electric. If we wanted to refurbish the existing lights, we could replace with LEDs to reduce the condensation and reseal all of the conduits (would be approximately \$30,000 to do a complete refurbish and reseal). John and Marty discussed replacing a few of the incandescent light bulbs with LEDs to see if the LED bulbs last as long as they are supposed to without a complete refurbish and reseal.

LANDSCAPING

On May 30th, members of the Board and the City of Issaquah met to discuss the landscaping in Montreux. A summary of the meeting is attached below.

The Board discussed what to do with 6-10 trees which are severely damaged. Mark suggested and the Board agreed to put a single tree replacement plan. This would include how deep we should dig, how to fix the grading, replanting, what to do with the lighting, etc. Myrt is going to ask our landscaper how much it would cost to replace one section (24 ft) at a time. The Board discussed replacing a few sections every year depending on the cost.

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The Board also discussed the over-pruning of trees along Montreux Drive. The Landscaping Committee hopes that the trees will fill out next season. Myrt will also be replacing the wooden posts by the lakes. She will also replace the posts along the Oberland trail if they are in bad shape.

SOCIAL

Signs will be going tonight for the garage sale. It's gone into local newspapers and Craigslist. Jubilee will come around at 4:30 to pick up donations.

WEBSITE

No report

NEWSLETTER

Ideas for next newsletter were discussed including a reminder for ACC approval and another reminder about tree removals.

PONDS AND WATERFALL

Everything is in good working order.

GOVERNMENT AFFAIRS

Suzette reported she would monitor the agendas of the City of Issaquah city council meetings for any issues that may be of concern to us, especially proposed developments on Cougar Mountain, which could lead to the development of the thoroughfare on Oberland. Notify Suzette if there are any concerns to raise.

Meeting adjourned at 9:08 pm

Next meeting: Wednesday, July 2nd at Union Bank

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Lighting Test for Village Park Drive

At the end of April I purchased a bollard light fixture to be used as a test set for validation of our lighting experiment. The initial product included 2 – 12 watt LED bulbs of different temperatures. The initial bollard had a 360 degree lens with the intention to provide light to both the street and the sidewalk.

With the assistance of our electricians at WE Electric, we installed temporarily and tested the 12 w, 4100 K light for a week and found it to be too bright for drivers as they come up the hill. There were several complaints.

Next we tried the 12 w, 2700 K light and although it was better it still was too bright for drivers. The 2700 and 4100 signify the color and temperature of the bulb. The 4100 is very white and the 2700 is warmer.

On 5/17 we made the decision to make changes to the light by retrofitting the reflector lens to a downward shine. We also changed the bulbs to 10 w and 2700/4100K for testing.

The best results were the downward reflector with the 2700K bulb. This light best resembled the color and brightness of the current in-ground lights (90 W incandescent). If we were to continue this is the combination I would recommend. I would also recommend that we use a shorter bollard to eliminate driver glare.

City of Issaquah:

After meeting with the City I was not encouraged that there would be any support from them with regard to the lighting.

Recommendations:

I think that we should continue to maintain our existing lights and research the costs to upgrade our in-ground lights to LED and a better water tight fixture.

So much depends on the general landscape and irrigation changes that it is too soon to modify our current lights, it would be a waste of money and effort with little benefit.

Marty Nelson

June 4, 2014

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Estimated Cost for Bollard Installs

90 bollards	Estimated cost: \$250 ea.	\$22,500
Installation	Estimated cost: \$250 ea.	\$22,500
Shipping and taxes		\$6500
		\$51,500
Contingency	Estimated	\$10,000
Total:	Estimated	<u>\$61,500</u>

Assumptions:

Using existing electrical service

Installation within 5 feet of current products

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**MONTREUX AND CITY OF ISSAQUAH MEETING
May 30, 2014**

Purpose:

To follow up on previous meeting regarding the failure to thrive of the maples along VillagePark Drive and the accompanying issues of lighting and irrigation connected to the trees.

In attendance:

Myrt Nelson, Marty Nelson, and Chris Steele from Montreux HOA
Jerry Lind, Alan Haywood, Charlie Bush and Mike Bengry from the City

Village Park Drive:

- Principal arterial per City of Issaquah
- Collector per county designation
- City traffic study done in 2011 – 2500 cars/day
- Lighting requirements are based on volume of traffic
- If pole lights are used, City suggests 15' height, full cut lights.; considered ped lighting.
- No City funds available
- LID is a possible option and would require being set up by City, an assessment of property owners in benefit area and approval by 60%.
- Intolight through PSE could do a lighting analysis
- No need to replace existing lights where trees have been removed due to damage or disease
- Create tree fund for future planting from money received from insurance settlements

Trees:

- No need to replace dying or damaged trees until new plan is approved
- Ideal plan would be to plant new trees on interior of sidewalk with drip irrigation system and phase out the maples in the strips over time replacing them with low maintenance shrubs and ground covers.
- City arborist would work with us on design and tree options, possibly a mix of small trees and canopy trees
- City would require a landscape plan including trees, soil amendments, staking of trees
- Landscaping permit would be required as part of general plan

Next Steps:

- Create a list of “guiding principles”
- Discuss with Board and come to agreement on principles