

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Wednesday, November 5, 2014  
7 – 9 PM  
Union Bank**

**ATTENDEES**

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

Absent: Connie Hanson, Myrt Nelson

*Meeting was convened at 7:10 pm*

**MINUTES**

September Board meeting minutes were approved (Jay moved, John seconded, all were in favor).

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

**PRESIDENT**

[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 and John discussed tree roots that are raising sidewalks throughout the neighborhood. A concerned homeowner contacted Mark about a tree root and sidewalk potentially damaging his property. John will reach out to the homeowner and let him know that he should contact the City of Issaquah to repair the sidewalk. The Board agreed that the tree should remain where it is.

The Board again discussed drawing up plans to replace one tree strip at a time.

**TREASURER**

Jay will be sending out the most recent financial statements later this week.

**SECRETARY**

No report

**CC&Rs / ACC / NGPE**

John brought up a CC&R complaint about a homeowner who has a trailer parked in their driveway most of the year. Ryan will send John his template and John will send a notification letter to the violating homeowner.

John has been telling homeowners that they can trim intruding NGPE trees back to their property line. There is one instance where the City of Issaquah has told a homeowner that this would not be allowed because it could potentially kill the tree. Ryan will send John the contact information for our attorney to get his opinion on the issue.

There is a house coming up the hill on VPD with a tarp on the roof. Ryan will send a CC&R violation letter.

**ELECTRICAL / SOCIAL**

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, November 5, 2014**  
**7 – 9 PM**  
**Union Bank**

Marty reported that the monument lights down at the bottom of the hill are out. WE Electric has been contacted to come out and fix it. Ryan mentioned that in the spring, we should power wash and spruce up the mailbox structures.

**LANDSCAPING**

Suzette mentioned there is a diseased tree in the island near the top of the hill (across from Montreux Dr, where the POD container was). She thinks it may need to be removed. Marty will pass along the information to Myrt.

Marty also reported on Myrt's behalf that she met with the new homeowner on Cervina Ct (Tsukamakis) this week to review their landscaping plans. They are still waiting on the building permits before they start construction.

**PONDS AND WATERFALL**

Jerry reported that all of the ponds and waterfalls are in working order. There are a few trees that need to be removed from the rock wall on one of the lakes. Landscaping (or Ryan) will take care of it.

**WEBSITE**

No report

**NEWSLETTER**

No report

**GOVERNMENT AFFAIRS**

No report

*Meeting adjourned at 7:53 pm*

Next meeting: Wednesday, December 3<sup>rd</sup> at Union Bank