

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, February 4, 2015**  
**7 – 9 PM**  
**Union Bank**

**ATTENDEES**

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

Absent: Connie Hanson, Suzette DeButts

Special Guests: Chris Steele (resident), Bob Anderson (resident)  
Rick, Tom, Marc and KC from NW Landscaping Services  
Kathie, Dustin, and Joanie from Plantscapes

*Meeting was convened at 7:00 pm*

**SPECIAL PRESENTATIONS**

Two firms presented their landscaping proposals:

- NW Landscaping Services (recently purchased Telgenoff; satellite office based out of Snoqualmie; currently services Talus, Klahanie, Snoqualmie Ridge, Microsoft, Providence Point)
- Plantscapes (based in Downtown Seattle; currently services Lakemont, Lakemont Woods, Summit, Silverleaf)

Following the presentations, the Board discussed the following:

- Mark will check the references for each of the two firms
- Myrt will contact NLS to provide an itemized pricing sheet
- According to Myrt, the Board should make a decision before the end of February, which means the Board should make a selection via email prior to the next meeting
- Myrt will have proposal to the Board by Friday, February 13<sup>th</sup> (before mid-winter break)

**MINUTES**

January Board meeting minutes were approved pending Myrt's edits (Jay moved, Bob seconded, all were in favor).

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

**PRESIDENT**

The Board discussed the recruitment letter and job descriptions Mark drafted for each Board member position. Leslie will distribute an electronic copy for everyone to review and edit. She will send the final letter and descriptions to the email directory, as well as send to Connie for inclusion in the next newsletter. Vacant positions in April will be Vice President, Landscaping Chair, Irrigation Chair, and Social Chair.

**VICE PRESIDENT**

The Gilman sale still has not closed. Judy Fenyk-Melody is still receiving communications regarding the sale. Ryan will reach out to the attorneys to update their Board contact information.

Mark will postpone his single-tree replacement proposal until we have hired a new landscaping company.

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**TREASURER**

Jay distributed the most recent financial statements (year-to-date through January and a draft of the 2014 statements). He reported that on one recent sale, we received several years of past-due dues.

There were two trees knocked down last year and the Board has been billing the individuals since (the offenders are not Montreux residents and were uninsured). The Board decided to write-off these receivables and not pursue small claims court.

**SECRETARY**

The annual meeting is scheduled for Wednesday, April 22<sup>nd</sup> at Lewis Creek Park. The Board discussed having our new landscaping company present at the meeting.

**CC&Rs / ACC / NGPE**

Bob reported the house on Village Park Dr with the tarp has been re-roofed.

**ELECTRICAL / SOCIAL**

No report

**LANDSCAPING**

Landscaping was discussed in other sections

**PONDS AND WATERFALL**

Jerry reported everything is in working order. Myrt mentioned there might be a clog in one of the waterfalls.

**WEBSITE**

No report

**NEWSLETTER**

No report

**GOVERNMENT AFFAIRS**

No report

*Meeting adjourned at 8:58 pm*

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

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**EMAIL PROPOSAL FROM MYRT ON FEBRUARY 10, 2015:**

As you know, there were significant differences in the contracts between Plantscapes and NWLS, namely pricing. At the end if the contract with Plantscapes, they stated under client responsibilities, " maintenance by definition is meant to keep the property in the condition with which it was received". Considering our present condition, I personally want it to be kept in BETTER condition.

[PRICING DETAILS REMOVED FOR CONFIDENTIALITY PURPOSES]

Based on Marc P's references for both companies, I went forward with NWLS and made 4 requests changes to be made on their bid and as you read through my requests in the following email to Marc R., the bid came back moments ago with all requests granted!

My recommendation is to go with NWLS bid to start on Feb 16.

**VOTES**

IN FAVOR: Jay, Ryan, Jerry, Leslie, John, Marty, Connie, Bob, Mark

OPPOSED: n/a

NO VOTE: Suzette, Peter, Charles

***MOTION PASSED WITH MAJORITY VOTE ON FEBRUARY 10, 2015***