

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, April 1, 2015
7 – 9 PM
Union Bank**

ATTENDEES

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

Absent: Connie Hanson, Suzette DeButts, Charles Hayden, Alice Chen

Meeting was convened at 7:10 pm

MINUTES

March Board meeting minutes were approved (Jay moved, Mark seconded, all were in favor).

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT

The Annual Meeting is Wednesday April 22, 2015. The Board discussed the following agenda:

7:10 – 7:15: Welcome (Ryan)

7:15 – 7:45: Issaquah Police Chief

7:45 – 8:00: Finance Update (Jay-review budget and vote on financial statement audit or review)

8:00 – 8:05: Landscaping Update (Myrt)

8:05 – 8:10: NGPE Update (John)

8:10 – 8:15: ACC Update (Bob)

8:15 – 8:20: Electrical Update (Marty)

8:20 – 8:25: Ponds and Waterfalls Update (Jerry)

Open positions will be Vice President, NGPE and Newsletter. If we cannot fill the positions, John would consider doing both Electrical and NGPE. Ali would also consider doing both Social and Newsletter.

VICE 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.]

TREASURER

The Board reviewed Jay's proposed 2015 budget, which will be presented at the Annual Meeting. There was discussion about capital expenses, which Jay noted should be renamed "significant non-recurring expenses" (e.g., new mailbox structures, pond pump replacement, major waterfall fixes, etc). Jay will provide a history of how much we have added and depleted from the capital reserve account over the years.

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, April 1, 2015
7 – 9 PM
Union Bank**

Jay mentioned dredging of the ponds has never been completed and could be an expensive undertaking when it needs to be done (\$100,000+). Jerry noted we had the ponds examined a few years ago and were said to be in excellent condition. The Board agreed to have the same assessment performed again. Jerry will contact the company and also ask for an estimate for dredging the ponds.

The Board also discussed the need to touch-up the mailboxes, including pressure wash, remove staples, fill holes, and repaint. Ryan will work on getting bids for all 24 structures.

SECRETARY

Leslie no longer has a key to the Union Bank conference room. The Board decided to ask for two volunteers to arrive at the bank prior to closing (6pm) for each meeting. If no one can arrive early, the back-up meeting location will be the Starbucks on Gilman Blvd (near QFC). They are open until 10pm.

CC&Rs / ACC / NGPE

[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.]

ELECTRICAL / SOCIAL

Marty mentioned he had ordered replacement springs for some of the large package boxes at each mailbox structure. However, more need to be ordered as there are many more which need to be replaced. Ryan or Jay will now store the master mailbox keys instead of Marty.

LANDSCAPING

Myrt introduced Bob Anderson, the new incoming Landscaping Chair. Myrt presented NLS's irrigation repair / maintenance proposal. Both Myrt and Bob A. agreed that the bid appeared reasonable, even though it is a time and materials bid. Jay motioned, Jerry seconded, all approved.

PONDS AND WATERFALL

Jerry brought up there may be a clog in one of the waterfalls. Roto Rooter or someone may need to come out and clean it. Marty mentioned Jake from WE Electric may be able to fix it. Jerry will contact him.

Jerry also mentioned the waterfall was soap-bombed this week. NLS added a solution to dissolve the bubbles within minutes. Jerry will contact them to see what they used and to find out if they discovered any discarded soap bottles on the scene.

WEBSITE

No report

NEWSLETTER

No report

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, April 1, 2015
7 – 9 PM
Union Bank**

GOVERNMENT AFFAIRS

No report

Meeting adjourned at 8:30 pm

Next meeting: Wednesday, May 6th at Union Bank (Jerry can tentatively arrive early)