

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, August 5, 2015
7 – 9 PM
Union Bank**

ATTENDEES

Present: Mark Potensky, Phil Saffel, Jay Willenberg, Leslie Inaba, Bob Wilburn, John Bryon, Bob Anderson, Jerry Lilly, Ali Tamblyn, Christina England, Alice Chen, Peter Roppo, Marilyn Haberlach, Ken England

Absent: Ryan Heiberg, Charles Hayden

Meeting was convened at 7:05 pm

SPECIAL GUEST

Peter Kim from ODIGO Realty came to discuss the Board's rights to collect on past due accounts (refer to attached presentation).

GENERAL DISCUSSION AND COMMITTEE UPDATES

MINUTES

June Board meeting minutes were approved.

PRESIDENT

Prior to the meeting, a few Board members did a drive through of the neighborhood to look at landscaping issues. Bob A will give an update during Landscaping.

The Board discussed brown lawns in the neighborhood. Given the weather conditions this year, the Board felt it was appropriate to let them go this summer.

Mark will get a bid from a painting firm he knows to paint all of the mailbox structures in the neighborhood. He will also get a bid for repainting of the monuments.

[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

Phil asked about the Board's rights to act on homes with deteriorating landscaping. Jay noted that the CC&Rs give us the right to perform landscaping to bring it up to par with the rest of the neighborhood and bill the homeowners.

TREASURER

Jay gave a financial update. We do have some delinquent homeowners, but the list has not materially changed over the past year. Jay walked through the process he and Rosemary go through to notify delinquent homeowners.

SECRETARY

Leslie reported that she sent invitations to the neighborhood distribution list for the Montreux Nextdoor website. So far about 70 people have joined.

She has also put together a sample "New Homeowner Package". Her thoughts are to get a mass quantity printed and then to have Rosemary send them out to new residents with their first quarterly billing. She will also mail them to new homeowners as of the past year or so.

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NGPE

John reported there have been a few tree issues. He noted that since the issue on the Gilman property, the City Enforcement Officer has been out monitoring the NGPE.

LANDSCAPING

Bob A provided the following landscaping update:

- Sprinklers have needed some repairs, but not beyond a normal amount. The time the water has been on has been increased as well as the frequency. A few Board members noted that it appeared we didn't have nearly as much sprinkler water run-off as in previous years.
- He has been out doing walkthroughs with Mark at NLS and they have been really responsive when there are issues.
- Alder trees by Alpen Glow have been hacked.
- We have lost some of the arbutus that were replaced; however, they are still under warranty.
- We replaced some trees along VPD; however, we have lost some additional trees. We should have a plan to replace ~10 trees per year.
- He should be receiving a proposal from NLS to replace the irrigation between Div 3/Lot 24 and the condominiums.

Marilyn asked a question about whose responsibility it is to repaint the fire hydrants and standpipes. She thinks a few years ago the City was called and they came out to paint. Marilyn will contact the City to see if they will do it again.

PONDS AND WATERFALL

Jerry reported the waterfalls have been cleaned. No sand was found at the bottom to potentially clog the lower pond pump.

Lights on the trees have been on nearly 24/7. Jerry will contact Jake at WE Electric.

Jay reported City Inspector found a few years ago that the lakes are not truly connected to each other like we initially thought. We have pump on the top lake, but the other two are all run-off water.

SOCIAL

Ali reported the Block Party will be September 12th from 4:00-7:00. She passed around a volunteer list. Leslie will send out an Evite, post a notification on Nextdoor, and send out an email.

WEBSITE

No report

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NEWSLETTER

Christina reported the next newsletter will be distributed in September after the Block Party. It will include a watering guide, crime update, photos from the block party, recent home sales, road safety.

GOVERNMENT AFFAIRS

Alice reported there was a State Rep. who reached out to the Board and wanted to attend one of our Board meetings. However, she found out that he doesn't actually represent our area. Alice has reached out to our actual representative to see if he/she wants to do the same thing.

Meeting adjourned at 9:17pm.

NEXT MEETING

Wednesday, September 9th

DATES TO REMEMBER

Tuesday, September 1st – Issaquah School District First Day of School
Saturday, September 12th – Block Party