

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, September 9, 2015**  
**7 – 9 PM**  
**Starbucks on Gilman Blvd**

**ATTENDEES**

Present: Mark Potensky, Phil Saffel, Leslie Inaba, Ryan Heiberg, Bob Wilburn, Bob Anderson, Jerry Lilly, Charles Hayden, Ali Tamblyn, Christina England, Alice Chen, Peter Roppo, Ken England

Absent: Jay Willenberg, John Bryon

Guests: Todd and Brenda Elliott

*Meeting was convened at 7:10 pm*

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

**PRESIDENT**

Mark reminded everyone that the Block Party is on Saturday, September 12<sup>th</sup>.

As a follow-up to a previous meeting, Mark reported that he, Marty Nelson, and Jay talked about the mailbox painting and also walked around the neighborhood to look at the condition of some of the mailboxes. They agreed that they are in good shape and there is no action required at this time.

**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.]

**SOCIAL**

Ali reported the event company has been arranged for and will be dropping everything off for the Block Party at 1:00pm on Saturday. They will return between 9:00-9:30pm to pick everything up. Mark and Jay will bring their BBQs. All of the raffle prizes have been ordered. Mailbox reminders went up a few days ago, and A-boards went up today. The A-board at the bottom of the hill will be moved up towards Alpen Glow.

A group will go down to Costco at 10:00am on Saturday to buy food, drinks, and paper products. Leslie will go down to the dollar store to pick up serving trays and silverware.

**GOVERNMENT AFFAIRS**

Alice reported the new speed limit on Newport Way will be 30 mph effective September 22<sup>nd</sup>.

**NEWSLETTER**

Christina reported the next newsletter will go out next week after the Block Party. It will include a letter from the president, home sales report, crime and safety, etc. Water report will be saved for spring. Be sure to send Christina pictures from the Block Party. Leslie will send a list of names of new homeowners. Christina would like to have materials submitted by September 19<sup>th</sup>.

Mark mentioned at our next meeting, he will present a proposal on how to handle delinquent homeowners and the foreclosure process. It will then be up to the Board to vote on how to proceed.

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**WEBSITE**

Charles reported the website is running smoothly.

The Board discussed the confidentiality of sharing un-redacted Board meeting minutes. The Board decided that if a resident asks for a copy of the un-redacted minutes in writing, they may receive a copy.

**PONDS AND WATERFALLS**

Jerry reported that the ponds have refilled due to the rain. He also noted that only one algae treatment has been done so far this year.

He also reported on a new issue on Lake E, which has come to his attention. Earlier tonight, he met with a concerned homeowner and a rockery contractor regarding deteriorating conditions on a portion of the Lake. Some of the rock retention wall has eroded into the lake. Due to this settling, a gravel and flagstone path above this portion of the retention wall are now loose. The rockery contractor recommended draining the lake, bringing in a dozer to reset the rocks in the retention wall, and then reset the pathway. Jerry will report back to the Board once more information is received from the contractor.

Jerry also mentioned that he checked with Jake from WE Electric about some of the tree lights staying on all day. Jake noted that these lights are on sensors and sometimes they fail. When they do, Jake and WE Electric have a contract with us to service these lights.

**LANDSCAPING AND IRRIGATION**

Bob A reported on the following:

- **Irrigation:** NLS has turned off the irrigation with all of the recent rain. They will continue to monitor the weather and will turn them back on again if needed.
- **Aeration:** NLS has also sent a proposal to aerate, seed, and do a lime application on the big grass areas and strips along VPD. Board agreed to aerate as long as NLS includes fixing broken sprinkler heads in their proposal.
- **Arbivitaes:** Bob A will check with Myrt to see how frequently they have been topped in the past. NLS will also be providing a quote to fix the dying arbivitaes.
- **Trees:** NLS will also be providing an estimate for the next round of trees that need to be replaced.
- **Color Plantings:** We have three per year, so they should be doing the fall planting soon.
- **Tree Slope Mowing:** Board agreed the 2<sup>nd</sup> mowing is unnecessary.

**CC&RS**

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**ACC**

No significant issues to report

**TREASURER**

No report

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**SECRETARY**

August board meeting minutes approved (Christina motioned, Bob W seconded, all approved).

For now our next meeting, scheduled for October 7<sup>th</sup>, will be at the Starbucks on Gilman, but we can decide to have it elsewhere as we get closer to the meeting date. The Bank conference room is still reserved for our meeting dates through the end of the year.

*Meeting adjourned at 8:45pm.*

**NEXT MEETING**

Wednesday, October 7<sup>th</sup> @ Starbucks on Gilman

**DATES TO REMEMBER**

Saturday, September 12<sup>th</sup> – Block Party

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**NGPE Activity Report: 9/9/15**

1. We have two hazardous trees to be removed in the NGPE, both over 100ft High. The City has approved their removal following arborists' reports. One is behind the empty house at Mont Blanc/Lac Lemman will be turned into a 30ft snag, the other with a co-dominant top, on Champéry Place, will be dropped. Davey Tree will be the contractor.
2. [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.]
3. Re-forestation of the 18404 Montreux NGPE may have to be deferred until Spring.