

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, February 3, 2016
7 – 9 PM
Union Bank**

ATTENDEES

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

Absent: Jerry Lilly, Charles Hayden

Meeting was convened at 7:07pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT

Mark provided an update on the following delinquent accounts:

[THE BOARD DISCUSSED INDIVIDUAL HOMEOWNERS WITH DELINQUENT ACCOUNTS. THE FOLLOWING SECTION HAS BEEN REMOVED DUE TO THE CONFIDENTIAL NATURE OF THE DISCUSSION.]

Mark also provided the following updates:

- Blyth is now in charge of the books. Rosemary is officially retired.
- The tree damaged from a car accident last month has been replaced, and the responsible party will be billed the replacement cost (\$2,200).

CC&Rs

Ryan reported he received a noise complaint about a dog nuisance. A first warning letter was sent, but no other further complaints received.

PONDS AND WATERFALLS

No report

ACC

No report

NGPE

No report

LANDSCAPING

Bob provided the following landscaping updates:

- He contacted NLS about their proposed price increase for this year and told them we were displeased with their performance during the fall and winter (in particular leaf pick-up). He asked about a multi-year contract with a locked-in price, which they will get back to him on.
- He and our new NLS contact (Alfredo) did a drive through of the whole neighborhood to talk about issues
- He and Alfredo discussed the dying arbutus, and they will be providing an estimate to replace the next round
- Bob has requested a quote to pressure wash some areas (may need City approval)
- NLS will clean out all of the beds, and the next color planting will be at the end of February/early March
- They will also start doing moss control in the grassy areas

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Other items discussed:

- Phil brought up the idea of installing dog waste receptacles going down Village Park Dr
- Christina and Ken brought up the waste water pipe that is on the hillside above Champéry. It appeared to be overflowing a few nights ago. John will report the issue to the City.
- Mark brought up that a homeowner reported a missing street sign for Montreux Dr. The City has ordered a new one and it should be replaced shortly.

VICE PRESIDENT

No report

SOCIAL

Ali reported the annual general meeting is scheduled for April 27th at Lewis Creek. John will ask the City Planner (David) if he'd like to give a quick presentation. Mark will also ask if the Chief of Police would also like to present again.

There was a quick discussion about whether or not to hold the annual garage sale. It may be something we don't hold every year due to a lack of participation.

NEWSLETTER

Christina made a request for newsletter items. She would like to distribute the next issue in early March. The Board discussed adding the following articles: picking up after your dog, electrical/lighting update, annual meeting notice, neighborhood real estate sales, 10 things to prep your house for spring/summer, preliminary clean-up/maintenance plans, and a short survey for homeowners.

WEBSITE

No report

GOVERNMENT RELATIONS

No report

SECRETARY

Leslie asked the Board to forward emails, which should be retained, to hoa.montreux@gmail.com.

TREASURER

Jay provided a brief financial update. We are only a month into the fiscal year, so the budget is doing well. While Rosemary is officially retired, she will be available to help during our annual financial statement review.

ELECTRICAL

Ken and John provided the following lighting updates:

- There are 75 tree lights throughout the neighborhood
 - Ken has done a daytime and nighttime inspection of every light to determine their working condition
 - Of the 75, 21 lights were on and working, 21 were broken, 30 needed new bulbs
 - WE Electric came out and replaced the 30 which needed new bulbs
 - After they were replaced, 24 again went out
 - 19 of them had water in them
- About 30% of the mailbox structure lights are out
- Ken and John met with Jake from WE electric last night
 - Ken asked to receive a detailed report for each light to see which fixtures need to be replaced

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- Lights are currently in a square enclosure and have been damaged by roots
- Water is coming in through the bottom of the fixtures and shorting out the lights
- It won't do us any good to install LED bulbs until the fixtures are fixed or replaced
- Ken wants WE Electric to first meet their contractual obligations and get the lights in working condition, then the Board can determine whether or not to continue their contract

NEIGHBORHOOD IMPROVEMENTS/MAINTENANCE COMMITTEE

Ken and John also reported on the following items their committee came up with for neighborhood improvements / maintenance:

- Items that require expenditures:
 - Power wash/repaint monuments and mailbox wooden structures
 - Install three wooden benches on VPD, set back from the road – met with City Planning Dept and they approved the three locations (estimated cost: \$800 each)
 - Look at the possibility of community park(s) – met with City Planning Dept. They are not opposed to us using NGPE land. Park would be at our expense and our responsibility for maintenance and liability. They would need to approve location(s).
 - Lights on Village Park Dr
 - Replace (5) broken and (10-12) leaking in-ground light fixtures that are not repairable (estimated cost: \$400 each)
 - Rewire corroded wiring to sockets
 - Provide sockets for seasonal lighting at monuments
 - Extend lighting to the set back pathway – use solar to minimize wiring
 - Possibly replace grass strips between trees on VPD with shrubs. Less maintenance and water usage.
- Items with no costs:
 - More active CC&R enforcement of homeowners' front yards where shrubs are overgrown, trees need pruning and lawns not being maintained. Define yard standards.
 - Community Events – Trash collecting day once a quarter, power wash sidewalks
 - Provide tips and hints in the newsletter
 - Sidewalks (City responsibility), but discuss root grinding with the City

Meeting adjourned at 9:10pm.

NEXT MEETING

Wednesday, March 2nd @ TBD