

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, May 04, 2016
7 – 9 PM
Union Bank**

ATTENDEES

Present: Phil Saffel, Jay Willenberg, Bob Wilburn, Bob Anderson, Christina England, Ken England, Ryan Heiberg, Charles Hayden, Mary Cao, Jerry Lilly, Ali Tamblyn, John Bryon,

Absent: Alice Chen, Peter Roppo, Todd Elliott

Meeting was convened at 7:00 pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT (PHIL)

Phil introduced new board members: VP (Todd), Secretary (Mary).

VP PRESIDENT (TODD)

N/A

TREASURER (JAY)

Jay gives updates on the financial report as of May 3, 2016.

NGP (JOHN)

John gives updates that we have two benches set up already. We are still in discussion where to put the third bench.

Phil mentioned there is a proposal for a dog station, and if we need motion to set forward.

SOCIAL (ALI)

Ali proposed to tie the date for the annual events.

- Garage sale: it will be held up on Saturday, June 11th, 9am-1pm. The preparation will be required includes:
 - Signs, 2 boards, balloons
 - Advanced notice before June, also send the notice to local press
 - HOA pick up what is left from garage sale
- Block party, Saturday, September 10th, Time: TBD
 - Budget: estimate for \$40 per family
 - Notice on newsletter

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NEWSLETTER (CHRISTINA)

Christina gives updates on the newsletter:

- New board member
- Good review on the benches
- Reminder on the storm drainage, nothing goes down to the drainage
- Reminder the homeowner do not put the food waste garbage can before the night
- Add crime report on the newsletter

Christina also briefed the survey result:

- Have a pool, and annual pool party
- Happy with garage sale, block party
- Neighborhood clean up

Newsletter will be sent out by end of May. If anything wants to be added and contribute, the deadline is May 30th.

LANDSCAPING (BOB ANDERSON)

Bob provided the following updates:

- Our landscaper contractor had management changes. And also, they are lack off stuff during the high season; the schedule is run two weeks behind.
- This month will be focus on meowing, moss cleaning, edging, fertilizing, and irrigation on the flowerbed.
- The tree replacing will be on-going this month.

Phil mentioned the key of the community service effort is visibility on landscaping. It should bring our attentions on what to plant, how to design the landscaper better, and the upgrades on the signs and monuments.

ELECTRICAL (KEN)

Ken had the updates as following:

- 1 light out on village park drive, ken made emergency call to the contractor; they replaced the electrical box.
- The current contractor is not helping enough. The communication is very poor.
- Ken still suggests replacing the whole system on village park drive. We need to decide what should go out of a bid. The new system may have more up front cost, but if with 3 years maintenance includes, which will make more sense than the maintenance cost we are paying \$13,000 a year.

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ACC (BOB WILBURN)

Bob sent out the email to Mr. Morcus (5375 Cul De Vars) and approved the request on the brown color garage door replacement.

CC&R (RYAN)

Phil is asking if we can have a standard letter template to send out for the basic nuisance.

The barking dog complaint is still continuing. Board suggests to put a reminder on the newsletter.

Bod W. brings out the discussion on Weise/Spicer's case. Ryan will look into the cost to pursue the legal action, and the timeline, and the break down on the legal cost from the initial filing to down the road. It will be set in motion on our next meeting.

Others

Phil pass around a copy of Guide to Understanding Homeowner Associations.

The board also discussed we should have a general email address on the website, instead exposed our personal email address on the web.

Upcoming city events: N/A

Meeting adjourned at 9:00pm.

NEXT MEETING

Time: Wednesday, June 1st, 2016, 7~9pm, Union bank on Lake Mount