

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, June 01, 2016
7 – 9 PM
Union Bank**

ATTENDEES

Present: Phil Saffel, Jay Willenberg, Bob Wilburn, Bob Anderson, Christina England, Ken England, Charles Hayden, Mary Cao, Jerry Lilly, John Bryon, Todd Elliott

Absent: Alice Chen, Peter Roppo, Ali Tamblyn, Ryan Heiberg,

Meeting was convened at 7:00 pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

PRESIDENT (PHIL)

Phil provided an update on the following:

The issue on Spiecer/Wiese house (5447 Champéry Place) is voted for not going legal action. And we will continue to keep the due in current, and update the liens to the property.

On Waterfall, the broken light has been replaced. And it is be noticed there are weeds on the fountain and ponds which need to be treated.

VP PRESIDENT (TODD)

N/A

TREASURER (JAY)

Jay gives updates on the financial report as of May 16, 2016.

We still haven't paid the electrical bill.

And there is one house which keeping have the dues coming back.

NGP (JOHN)

John gives updates on the community park proposal:

We have city coming out to look at some of the areas, there is about 12,000 sqft area, on the boarder of Bellevue/Issaquah, property line is 20-30 feet wide; we still need to investigate how much will allow us to use it.

SOCIAL (ALI)

N/A

NEWSLETTER (CHRISTINA)

Christina gives updates on the newsletter:

Garage sale is coming out next week June 11, 2016.

Survey showed that people is still asking for crime report. We will put link on the web for crime report information.

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Good review on the bench. And, there is still big concern on the vacant rental house.

LANDSCAPING (BOB ANDERSON)

We have replaced the dead tree on village park drive.

We did pressure wash on the side walk; but, the curve is been hold up, we have contact city for sweep away, and will know the schedule in couple of days.

Irrigation system is turned on.

We are working on a new proposal for the flowerbeds.

The contract is working 3 days a week to catch up the schedule, and do the maintenance weekly.

Discussion on the monuments maintenance for re-painting; and it will set up as special project.

Christina will volunteer for mailbox maintenance.

ELECTRICAL (KEN)

We had a letter from Marty Nelson (Former Electric chair) in support of WE Electric Contracting services.

Ken updated the work that WE contractor completed.

However, the following items have no indication that this has been completed:

- Perform a thorough inspection of all sensors; location of sensors should be identified on the map drawing.
- Re-seal any fixture that appears to be letting moisture in.
- Clean all fixtures as needed, including pressure washing if needed.
- Replace any malfunctioning bulbs, and ballasts, including mailbox and monument lights.

The board has decided to put a new bid to replace the whole system into LED light with maintenance service in the contract.

We will pay WE electric contractor's current invoice.

ACC (BOB WILBURN)

N/A

CC&R (RYAN)

N/A

The meeting minutes on Annual meeting on 4/27, and meeting on 5/1 are approved.

Meeting adjourned at 9:00pm.

NEXT MEETING

Time: Wednesday, July 6th, 2016, 6:30pm~8:30pm, Union bank on Lake Mount