

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, June 07, 2017
7:00~8:30 PM
Town & County Conference Room**

ATTENDEES

Present: Phil Saffel, Jay Willenberg, Mary Cao, Todd Elliott, Marilyn Haberlach, Janet Allbaugh, John Rydell, Ali Tamblyn, Bob Willburn, John Bryon, Ryan Heiberg, Joe Greg(Guest), Bob Alexander (Guest)

Absent: Jerry Lilly, Bob Anderson, Charles Hayden

Meeting was convened at 7:00 pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

The aboard approve the last two meeting minutes dated on April , May 07, 2017.

We have no correspondence in past month.

Monument&Mailbox (Marilyn)

Monument: We have start to working on the monuments including pressure wash and painting, the contractor have just ground down the bubbles and clean up them; it scheduled to finish them by next week. The signs(letters) on the neighborhood's monument, will be painted on one monument in dark color first, then we will decide which color is the best for all of them.

Mailbox: we have a bid for mailbox including the power wash, clean, and more. There is a proposal to add the top roof on the mailbox which will protect the mailbox, lighting from the rain, and allow the mailbox last long with minimum maintain. However, the cost on the roof takes a big budget, which we may have to struggle our finance. The board recommend to tie down the mailbox roof project, start to test a few mailbox first to see how it looks; once it approved, then break down the project into several years.

Social (Ali)

We had very good yard sale. We have 50 homes participants, which is the usual number we use to have.

We have one comments that ask move the date into 3rd week, we will consider it next year.

We need start to our annual block party preparation. The date is September 9th, we may need more canopy, and prepare the shopping list a week before.

Newsletter (Janet)

The next newsletter is scheduled to publish in August.

Financial (Jay)

There is easement on a gray lot caused drainage issue. Based on the CC&R, it is HOA's responsibility. So the board voted in favor to approve the bill.

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We should look into and stay pro-active to avoid future issue. A proper inspection may be needed on those easement of private property.

Ponds and waterfalls (Jerry)

All three lakes were treated last week. All lakes received dye, two were treated for weeds and algae, the other was treated just for algae.

The waterfalls are functioning properly, but there are a few weeds around the falls that should be removed. Hopefully, NLS can take care of this weeding. We added algaecide to the falls again last week. This is done on a monthly basis to minimize algae growth on the rocks. The falls rocks will need to be pressure washed this year, since we skipped it last year. We will wait until after graduation before we ask WE electric to empty, pressure wash, and clean out the falls.

ACC (Bob)

Bob is leaving. John will take place the ACC chair.

NGPE (John)

We have a neighbors who want to build a basket court in his backyard, which supposed to be approved by HOA. The board will make a visit on the site, and will vote on our next meeting.

Peter will take place the NGPD chair.

CC&R (Ryan)

We have sent out a few notes to the neighbors mainly because of the lack of maintains on their yard, and one is because of their Christmas lighting is still on.

Landscape (Bob A.)

We are still replacing the dead arborvitae trees and maple trees. We are also doing the minor repairing on the irrigation, and clean up the overgrowing Blackberry bushes.

The board want to give suggestion to the contractor that they should keep up on the schedule weekly; and do more works on the weeds control.

Government fair (TBD)

We have an open position on government fair.

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Meeting adjourned at 8:30pm