

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Wednesday, July 12th, 2017  
7:00~8:30 PM  
Town & County Conference Room**

**ATTENDEES**

Present: Todd Elliott, Phil Saffel, Jay Willenberg, Bob Anderson, Mary Cao, Marilyn Haberlach, John Rydell, Bob Wilburn, John Bryon, Jerry Lilly

Absent: Ali Tamblyn, Janet Allbaugh, Ryan Heiberg, Charles Hayden

*Meeting was convened at 7:00 pm*

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

The aboard approves the meeting minutes for the last month as amended.

Mailbox& Monument (Marilyn)

We have cleaned all the mailboxes. For the mailbox upgrade, we have three options on mailbox improvement: option #1: take the old roof off, and put a new covered roof, but it cost more money; option#2: cut the rotten top off, put a simply new metal structure on, it will save some cost, but it will loose the lighting on the mailbox. Option#3: Cut the roof off, reframe the structure,

The board decide to make the drawings or pictures, with detail description and estimate, which we will present these 3 options at the Picnic for homeowners to offer their input. We will use email, the newsletter and the website as additional avenues for homeowners to offer feedback to our 3 options.

Landscape (Bob)

Our contractor is under staff. We have spoken to their district supervisor and ask them to get more man power and perform the contract properly. The board had deep discussion on the quality of contractor, and find a way to ensure the contractor to perform fully.

They made a good progress in past few month. Beside the regular maintains, they did more works on tree. We check the entire irrigation system, repair the broken unit, make sure the water cover everywhere.

On the arborvitae tree, they will have extra crews coming to work on the planting, mowing, weeding and cleaning.

The board suggest to get a new bid on the landscape contractor. We can start to research, get the bids in August, and have 3-4 board members to review the bids together. The new contractor will start to work on Next Jan.

Moles holes along village park drive, is not the NLS's scope work. We will have to get a new contractor to help on this.

Treasure (Jay)

Finance looks good so far. We paid off all the electrical invoices. We have pending bill from the monuments, and pressure washer.

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Waterfall & Lakes (Jerry)

All three lakes were treated for algae and dye on May 31, 2017. I emailed Doug earlier today to see when he can come out for a second treatment.

The waterfalls are functioning properly, but there are still a few weeds around the falls (see photos of horsetails at the top of the falls and weeds around the lower pond). Also the bushes around the falls need trimming.

I added algaecide to the falls again in June, and will continue to do so on a monthly basis. The falls rocks are in need of pressure washing again. We skipped the pressure washing last year to save money. The rocks don't look too bad, so we probably could skip another year if we want to. The water is still crystal clear because we haven't been soaped this year (yet). I would hate to dump all of the nice clear water just to clean the rocks. If we do get soaped, then I would recommend draining the pond and pressure washing the rocks at that time. The cost to drain, pressure wash, and refill both waterfalls is about \$2,000. The added cost to pump the silt and debris out of the large falls pond is \$680, but as you can see from the photos there does not appear to be a lot of silt and debris in the pond right now, but after pressure washing that would no longer be the case. After consideration, the Board decided to delay pressure washing the waterfall and testing the pumps until next year.

WE Electric is also recommending that we check the pumps for routine maintenance. The pumps have been in service now for about 10 years. The pumps can be tested electrically without removing them from the ponds. The approximate cost of this test is \$500.

I am also attaching photos of tansy ragwort and mole holes on Village Park Drive. The tansy needs to be removed before it goes to seed like it did last year. Tansy is easily identified by the beautiful yellow flower, but it is a regulated Class B noxious weed in King County. All Montreux residents should be warned about this weed so they can remove it from their property before it goes to seed. The plant has very weak roots and is easily pulled out of the ground. This could be an excellent newsletter article.

We have noticed the moles on the lawn coming up Village Park Drive. As the mole control is not included with our contract with NLS. we will contract with a mole service specialist.

NGPE (Peter/John)

We had some tree approval notice, and one outstanding issue that somebody want to open a view corridor. we are still waiting for city's response. Some neighbors want to put a shade on his yard.

Following up on the basketball court subject, we have spoken to the neighbors and the homeowner, the homeowner said they will not put up a basketball court, but just concrete ground/patio there. With that in consideration, we will approve it.

***Meeting adjourned at 8:30pm***