

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, August 2, 2017
7:00~8:30 PM
Marylyn's House**

ATTENDEES

Present: Phil Saffel, Jay Willenberg, Bob Anderson, Mary Cao, Todd Elliott, Marilyn Haberlach, Janet Allbaugh, John Rydell, Ali Tamblyn, Charles Hayden, John Bryon,

Absent: Ryan Heiberg, Jerry Lilly

Meeting was convened at 7:00 pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

The aboard approved the meeting minutes from the last month as amended.

Mailbox/Monuments/Electric (Marylyn)

Electric, on village park drive, we got an invoice for annual contract fee, they changed the lighting on 7 mailboxes structure; however, the mailbox is not part of lighting contract; the lighting contract got 1 year service maintenance, so it should not be charged. Also, the contract should not be renewed by Jan 2018. So we will put an hold on the invoice.

Mailbox, we got another economic way to upgrade our mailbox. The new way is to remove the top part of the existing mailbox structure, instead we put two wood post on the top supported by the existing post and keep the lighting, then we add additional horizontal beams for pergola effect; and cap the existing support. The board decide to move forward with this option and get a solid bid on all our mailbox. And we will plan to make a sample and put on Champéry place for review.

Newsletter (Janet)

We will have topic like block party, some report from pools and ponds, monuments upgrade; also, to remind the bears coming to community, and the block party. We will have updates on the fire accident house, the landscape. Yellow flowers, noxious poison, changes on the board. we scheduled to send out the newsletter by end of August.

Landscape (Bob)

For the Moles issue on the village park drive, we had a bid from contractor. We will look into.

Our landscaper contractor had new crews, I meet them on Monday and review, let them know about the issues we had in the neighborhood, show them the hillside, pretty much went through on all the issues of dying plants, weeds, dead grasses, broken irrigation. They replaced the leaking valves, broken head on Montreux drive, did some improvement. I will talk to the contractor again about putting more labors on our job.

We got 3 new landscape bids. We need pay attention on the subject of mulch, arborvitae hedge/facing trimming, repairing the plants, the number of staff working on the job. We will try to get all the numbers on the table in next 2 weeks. We will plan to make a decision on our next meeting.

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Treasure (Jay)

Our financial looks good. We will add half year report. The big difference is on maintenance/landscape. It happened because we have bills due on 1st of month while some at the end of month, so we end up have 2 invoices in a month, like insurance for example. Electric is lower, water bill is higher in the summer. The board approved this month's finance statement.

Lakes and Waterfalls (Jerry)

All three lakes were treated in mid-July for algae and dye. Fountains appear to be working fine on all lakes.

The waterfalls are functioning properly, but the same weeds are still around the falls as reported last month. Most notable from the street is the horsetail on the upper ledge, clearly visible from Newport Way. We decided to skip pressure washing this summer, as long as we don't get soaped. So far, so good. I added algaecide to both falls on July 29, 2017.

We are using lots of water this summer. No rain and lots of heat. In June we used 34,000 gallons, and in July 54,000 gallons. Last summer we used 97,463 gallons of water in June, July and August. This June and July we have already used 86,964 gallons, and we still have August to go. The cost of the water runs about \$15/day during the summer months.

Social (Ali)

Picnic is on schedule. We paid 50% deposit. We got fire department scheduled coming in. We will send emails out this month, and start to prepare the material and equipment. We will need volunteers for the picnic.

ACC (John)

Some house requests to put new roof on. We advise them to put on presidential roof.

Some trees on homeowner property but fall on architecture control line. We have take care of that.

We got complaints on a roof company work at night hours, made noise in the neighbor. John will look into.

NGPE (Peter)

We got a couple of trees, may need coming down. Homeowner got 90" tree, we got city coming in to check, if city said you can cut 25%, then that is only 25% allowed to be cut on the tree. We are not allowed to cut tree over 25% and remove dead branch for NGPE tree, we can trim over growing branches, cut it back to the property line, what is in the property line is in home owner's responsibility, otherwise, it will be \$1000 fine.

Main water line from Bellevue which the line goes to NGPE, the water valves leaking, that homeowner had the easement issue, when the house sold, we will do the inspection on the NGPE easement there. we paid \$1000 for fixing the leaking pipe anyway.

Meeting adjourned at 8:30pm