

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Wednesday, Dec 6th, 2017  
7:00~9:00 PM  
Town & County Conference Room**

**ATTENDEES**

Present: Jay Willenberg, Mary Cao, Jerry Lilly, Todd Elliott, Marilyn Haberlach, John Rydell, Ali Tamblin, John Bryon, Ryan Heiberg

Absent: Charles Hayden, Phil Saffel, Janet Allbaugh,

*Meeting was convened at 7:00 pm*

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

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

Discussion for the on-going projects -Mailbox(John Bryon/Todd/Marilyn)

We had a new estimate on the mailbox. It is about 39~41K in treated cedar material. The original bid came in 60K~65K for 22 mailboxes with 4 posts, which is to tear it out and replace it. What we have now is, similar to the Lakemont design, just 2 posts. We have two contractors bid on. The only thing we left to concern is to see if we can't still use the existing bracket, which may make another 30K different. And We will use the existing fixtures for the lighting.

The board had some questions on the new design:

1. if it will meet the function to the postoffice. - will double check
2. What we do for the holes? - we will cut into ground, gliding to the floor.

The board think we should have a prototype made before we vote on it.

The board is voting on:

Step 1: Award the contract to the Lake Washington Construction, and

Step 2: Ask them to build the 1st unit on VPD near Alpen Glow Pl for the assessment of structural integrity, and pending review and approval by the board, we will proceed to complete the contract.

The motion is carry on until we figure out after we meet our contractors.

Treasure (Jay)

In December we paid for the invoice of lighting. It looks like we made a lot of money but we didn't, because we paid a lot in January. Our water bill is 10K less than last year.

For NLS final bill, we haven't pay it yet. We save 33K to switch the landscaper contractor this year.

We didn't do a lot of stuff this year comparing what we did last year. We like to find out more details what detail items which made out saving. We might made a lot of replacing on the dead trees.

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Electric (Marilyn)

I made two calls to the contractor on the flashing lights on VPD/LacLeman, will update that in next meeting. The light may run out of warranty. We didn't pay the last bill until January.

Waterfall & Ponds (Jerry)

We fixed the pipe. The light is fixed. So all is good.

ACC (John Bryon)

The house (18409 NW Montreux drive ) request for Drive way expanding, we went to check it out, they already did huge expansion without the HOA approval. So, we got the geo report. We may need go to the city, and ask them came out to do the inspection. The city made a stop work notice on their garage. The city will go back again and take in charge on their projects. There are too many easement and code involved, they may not allow to do any changes on their drive way. The landscape contractor had total disregard the neighbor properties line. That will be some mediation cost that the owner has to pay to the neighbors. That is a earth work and concrete work that need licensed contractor to do the work. so, the landscaper won't be allowed to do the this work. The next step for the owner is to fix everything back the way it was, pending review from the city.

For the changes he plan to do, he will need to get architecture plan to be approved by the city. They will need permit from the city first, then also be approved by the ACC. We will also CC&R to send 1st notice out to the put the violation against to change the structure without approval.

CC&R (Ryan)

We got some complaints on the monument light. We haven't hear any update on the fired house, and we will check see if we need to send a notice out.

NGPE (Peter)

The falling branches from the tree in NPGE area need to be clean away. We called Plantscapes, but they said it is not their responsibility and they don't go over sb personal property without permission. We may need to get some estimates on the tree services companies, which It may also need for the incidents happened from the storm. We will also find out if our landscaper contractor could do the job.

Three trees fallen down from the storm. The risk access company will look at that and figure out if they will fallen over. We did quick drive through to see the area and did the estimate. Most of tree are healthy. What they proposal is to do a three years plan plus the maintenance which cost \$17K around , somehow, We will need to see a tree map and make a decision see which tree is in NGPE area and see if we need to get into\_in a prevent program before the tree fallen down sb's property to make the damage. We will also get multiple bids like Davey tree or more, and also consult from the city to get more opinion.

***Meeting adjourned at 9:00 pm***