

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, Jan 3rd, 2018
7:00~9:00 PM
Town & County Conference Room**

ATTENDEES

Present: Jay Willenberg, Mary Cao, Jerry Lilly, Todd Elliott, Marilyn Haberlach, John Rydell, Ali Tamblyn,

Absent: Charles Hayden, John Bryon, Ryan Heiberg, Phil Saffel, Janet Allbaugh,

Meeting was convened at 7:00 pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

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

Discussion for the on-going projects (Mailbox)

We had contractor coming out. We together look at what we need to do and how to do it. We may good to do 4 posts, 4 of 6x6 cedar wood posts with 2x6 stringers. We can use the existing brackets, we can put the plate, strap the harness, attach the strap, post sit inside the straps. So it will be nice and clean design, then stain it (instead painting it), seal with the clear oil which last 3~4 years. The quote come in is about the same, 32K for all mailboxes. We will build the first one on Alpen Glow pl. The other extra thing we might need is to get lighting fixture. The board plan to send out email this month to all the homeowners, and get feedback on this prototype.

Landscape(Marilyn)

We don't have on-site labor. So I talk to the contractor. They came to the field, and look into a solution.

Also, they suggest we should do the mulch by the end of Feb as we can get 15% discount. It will go on all the monument bed, down the waterfall. The board voted all in favor.

Some thing to be considered for the future. 1. What we need to do for Arborvitae tree and when to do? as they are dying out, shall we replace the whole now? or just take care around the property line or behind fence line? The board discussed that we should Identify where is/or isn't necessary to replace the trees. There are selected place around community where is not important to replace it. If they are in the area they look growing, we definite replace it; if the place is not grow, like under the shades, we don't have to replace it, may replace some other plant which more meet the area. 2. The planting area on the ride side of VPD before getting to the condo, what we need to do? We need think about some plans for that.

We still see moles holes on VPD. We will check with the contractor.

Electric (Marilyn)

The original 9 lights he ordered are arrived, will replace the broken one. We did question the maintenance term on the contract. The contractor claim that it is not good idea to do the contract term as we do the inspection yearly. They suggest to do the time and material over the month. He offered us credit from the contract. The light in the ground has 5 years warranty. They charge \$85/hour which is normal rate. The board voted all in favor.

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Treasure (Jay)

We did very good last month. We have some homeowners delinquent on the dues. One homeowner is over 1000 behind.

Waterfall & Ponds (Jerry)

We received a letter from our insurance agent that our 3 retention ponds can not be insured unless we put the fence on. We have been insured by this insurance company for the past 20 years. We still have 6 month to work out a solution, either find another insurance carrier or talk to homeowner on the options.

NGPE (Peter)

I am trying to get second quote on the risk analysis for the tree, still waiting for the result. There is a tree tend to fall up on the road of lac leman/mont blanc, the home owner called and ask what to do next. We will check into and advise accordingly.

The Meeting adjourned at 9:00 pm