

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Wednesday, Feb 7, 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, Ryan Heiberg

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

*Meeting was convened at 7:00 pm*

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

The aboard approved the meeting minutes from the last two month.

Discussion for the on-going projects

The mailbox sample is scheduled to be built up on 2/13/18. Once the sample is approved, the project will be scheduled tentatively to finish by 4/25/18.

The board has opening positions on VP, CC&R, and newsletter editor.

Landscape (Marylin)

The NLS situation is still unknown. These are the charges outstanding if you will:

1-\$6451.50 for September maintenance

2- \$1513.52 for the one week in October for attempt at fulfilling punch list

3-\$ 935.00 for tree and shrub replacement which died

\$8900.02 TOTAL

However, after a thorough walk thru was done and evaluated-based upon things not complete with walk thru; warranted plant material ,etc. A credit of approx. \$4100 is owed. Line item number 2 and 3 should be excluded.

A few dead plants have been removed successfully and one live Deodar Cedar has been relocated.

Approximately 22 arborvitae have been removed and beds cleaned.

The plan for the removal of the inconsequential grass strips and mulch is scheduled and due to be complete by the end of February.

The damaged area of sod has now been addressed twice.

At meeting: To discuss and vote on (1) removal of approximately 62 arborvitae along property fence lines along natural areas with no replacement of new plants in these areas for now. These plants are in 4 areas. (2) the future of the dead arborvitae along property lines and the re-plant with 8-9 foot arborvitae. (3) The possibility of putting stones down around the first utility box to keep area clean, drain and weed free and then we could judge if we would like to copy this idea in two other areas we have along village park drive. (4) how much money can be spent on little projects without asking for board approval? Ie. there are some other dead plant materials and failing due to attrition which should be removed.

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Electric (Marylin)

We have more lights burned out. We did send the list to the contractor, they said they will contact the manufacturer to find out why there are so many out, it is almost 20% of all the lights we have. So we are waiting for the feedback from them. And the contractor suggest that if we continue to have this issue, we can put a surge protector to protect the light.

Treasure (Jay)

We filed extension as we need a finance review for the tax season. The board approved the finance statement.

Updates from our Insurance policy, we have been looking for other insurance company, however, nothing positive yet; CC&R clearly states that homeowner can't build any permanent fence around the pond. So we will still continue to looking for the insurance company.

Waterfall & Ponds (Jerry)

All works great, we haven't use that much water with all those rain in the season.

ACC (JohnBryon)

For the driveway's house, They are working on the plan based on the approval from the city.

CC&R (Ryan)

The fire house is still working on the replacement of the roof.

NGPE (Peter)

The risk assessment is under way now. It will take 3~4 weeks for them to work on. We shall have the report next month. Once we got the report, we will discuss the solutions.

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