

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, May 2nd, 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 Tam-blyn,

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

Meeting was convened at 7:00 pm

We have opening positions on HOA chair members includes VP, government fair, newsletter editor, and CC&R assistant. We need find some candidates asap. We will send out an email to the community and see if any volunteer.

GENERAL DISCUSSION AND COMMITTEE REPORTS

The aboard approved the meeting minutes for the Feb/March/April as edited.

Discussion for the on-going projects(Mailbox)

We talk to the contractor on the painting. They will come out next week and do some staining testing on the mailbox. We will see what It look like, then go from there. There is a red paint issue on some mailboxes, we will address the issue out to the contractor. And we will suggest them to do a better quality control.

We have Scheduled to start the painting by the end of June if the weather holds good; and also install the “Caps” on the mailbox posts. The board had discussions on the caps related to the budget, so we will seek alternative solution with similar function on this.

The board also had discussion on if there is a need for the flyer holder on the mailbox post in order to have a better communication with the community.

Landscape/Irrigation(Marylin)

There is a proposal for the renovation of the grass strips along village park drive, Montreux drive and Lac Leman. It will be about \$17,160.00 on VPD; \$4,928.00 on Montreux Drive; \$4,708.00 on Lac Leman Drive. The board disapproved the proposal and looking for alternative solutions due to our limited budget.

Another proposal for East Entrance bed on, new plants for \$2,544; exterior labor to install new plants for \$1,150; draining soil and topdressing for \$1360, the total will be \$5,559.41. The board approved this proposal on East Entrance Bed.

However, we hold a motion to postpone all approved project and wait until mid-summer, to see what have growing back, so we will know the necessary items we need to do and spend our budget wisely!

We also had discussion on when and where and how to replace the dying arborvitae trees.

Treasure (Jay)

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We are running out money. Our capital expense is short. As we start to think about a long term. We have budget for some items. But we have over spent on landscaping, which is normally budgeted for 90K, and we have spend 60K so far in May and still 8 month to go. If we only pay for the monthly maintenance, that should be enough, but for any extra repair/replacement, we will be short.

Waterfall/Ponds (Jerry)

We still did not heard anything yet from the contractor regarding the cleaning. I will ask the competitor and get a bid first. We will need to do pressure washer on the ponds. It is usually about 1.5k.

Electric/Lighting (Jerry)

We had the contractor coming out last week, we need Junction box and sods. We will need to have the location map on all the lights.

NGPE (Peter)

We need reach out city and see if they get any approval, we will see next week, we have one homeowner whose trees falling off on their back yard, I will look into see if it related to the risk assessment. Once the city approved, we will have 11 trees need to be scheduled to trim down. And it may come to the budget of capital expense, or we will need set up a budget for tree cutting.

Montreux Moving Forward Initiative

We plan to get a new committee to set up a plan and initiative process. we will need address the items like,

- Update monument /entrance
- Electric lighting
- Waterfall/ponds, motor/controller upgrade
- Mailbox
- Irrigation system update
- Landscape improvement

Meeting adjourned at 9:00 pm