

**Montreux Homeowners Association  
Monthly Meeting Minutes  
Wednesday, June 6, 2018  
7:00~9:00 PM  
Town & County Conference Room**

**ATTENDEES**

Present: Jerry Lilly, Todd Elliott, Marilyn Haberlach, John Rydell, Ali Tamblyn, Mary Cao, John Bryon, Peter Roppe, Sally Goetsch

Absent: Charles Hayden, Ryan Heiberg, Jay Willenberg,

*Meeting was convened at 7:00 pm*

**GENERAL DISCUSSION AND COMMITTEE UPDATES**

We have new member coming on board. Sally Goetsch, she will be assistant to Ryan for the CC&R committee.

Discussion for the on-going projects (Mailbox)

The mailbox will be ready for the painting in a week. We have selected the color to match the “monument color”, we will do stain instead of paint. The red color on some mailbox will be removed. We will stain on the sample mailbox first, then go from there. Then we will do the Caps in next step.

We will have John Byron get involved in the Lighting project to look into the installation.

Landscape/Irrigation (Marylin)

Since it appears some may think I am spending money freely and not thinking about budgets and others' monies I thought I would try to clarify.

We as a board voted to go with Plantscapes in the fall.

1. Monthly maintenance is \$7693.40
2. A cedar was moved to a better location. Board approved.
3. There was damage 2 times to a sod area along village park drive which needed to be fixed and I asked approval.
4. We voted as a board to mulch the beds as it had not been done for years and not only is it something that directly affects the planting it is a visual cue as well.(I have had many with positive comments vs negative)
5. As a board there was a vote to remove the pyramidalis on both sides of the entry fence. At the time there was no discussion as to if we should get another company to do the removal as the mindset was always have the contractor do it when Myrt was in charge.
6. After I realized how much Plantscapes charged for the first round of arborvitae removal I then asked if we do any removal in the future if in fact we could use an outside company; the board said yes. For the second large removal we paid \$1200. I saved the homeowner's **\$1300.00**

Planting of 50 pyramidalis took place. This was approved by the board.

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7. The new gravel in two areas(as a test) was to see how it went. We discussed trying to clean up Montreux. There were actually 4, gravel pads near utility boxes which had not been taken care of in a while. I spoke with Plantscapes and was told because they were so far gone with regards to weeds and debris it was better to clean out and refresh. I directed the work order.

I did not proceed with the other two areas as I felt we would be charged too much and possibly with the proper chemical application these area could stay cleaner.

8. Any landscape company charges for anything and everything outside of the contract. You may feel NIS accommodated us more but I feel it could have been so past landscape chairs would turn a blind eye as many things had been neglected in the last couple of years.

The board discussed cleaning up the swampy area to the left of Montreux entrance.

I had an outside contractor remove the sod and a few dead plants from the site.

We paid \$660; plantscapes was going to charge \$900 just for removing the sod. A pretty elaborate plan was also designed by Kathy and I did not approve it.

We as a board voted on the plantings at the entrance.

9. Irrigation issues will continue to evolve. There are buried heads(below grade) along planting strips, etc. Some of these issues just follow the normal season, others, some are due to the age of the site and some are due to past neglect.

Now there has been recent discussion of removal and possible replacement of Village Park Trees. At some point along the past years there was a directive voted on by the past board to replace 10 trees every year. I know this did not happen last fall since we were done with NLS and thought was to wait until this winter season to see what happened.

I am working on getting another price for the removal of trees. 3 are dead and should go.

At the last board meeting I understand there was quite a discussion about removing and replacing the rest of the arborvitae. Perhaps we should look at removing the totally dead ones for now however, spotty plantings do not look good either. I would say half of the existing plants were damaged by NLS; 1/4 are going due to being in the shade and the others are simply attrition.

Please realize the brown spots you see will not come back.

I have spent days and hours so far with Plantscapes since just signing over a contract does not happen. I have been happy for the most part; still working on some issues and for these I am working with John Rydell and Todd.

If anyone would like to take this chairman ship on just let me know.

Warmly, Marilyn

Waterfall & Ponds (Jerry)

We have 4 lights out. The contractor came to look at it, it is just bulbs need to replace, so we are all good.

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I pass around the letter from city, Ponds are in good shape, waterfall function properly , call contractor for the drain, noticed rain in the may, thanks to the rain, our water bill is very low.

Moles, they coming out treat twice in May, \$100/per time, They don't come out, they don't charge.

Social (Ali)

We are about to make some reservation for the block party. We have homeowners called and ask for the community garage sale. However, we have changed schedule for every 2 years.

The minus on our website are not open. We will check with Charles on this.

We noticed a house on Oper lane pl, the sprinkles are on over a week. We have no way to contact the homeowner. We will look into the solutions.

ACC (JohnBryon)

One homeowner ask to remove 9 trees in his back yard, they hired contractor and get city approved, we went to check, the case is on going.

Another house want to put a new roof, I went to check, and talk to the contractor, remind their the color we need.

A homeowner want to put a new backyard patio deck, send the drawing, ask the HOA for approval, the board approved it.

In the future, for a situation request a quick approval, if we have the drawing, have the recommendation from the committee, the board can approve the request by emails instead to wait in a month for the board meeting to approval.

We have a house to put a bonus room on top of garage. We will look into.

CC&R (Ryan)

Welcome our new member coming on board, sally Goetsch, she assist Ryan, and send the notice, follow up. Identify , encourage complaints, get an eyeball on the neighbors, identify the complaints, and work on the notice and follow up.

NGPE (Peter)

Couple week ago, the city came back, agree the solutions we proposed, had contractor coming some suggestions for the trees, re-plan, the city require more detail plan on what tree and where we need plan,

The good news we had formal approved from city on our plan. Basically they agreed recommendation .

The idea is we need do it before the winter. We have 11 trees on the list need to be taken it out.

We have a homeowner that their tree falling to their yard in 5-6 month before. We look at 4 trees need to take down. We will follow up with city on this!

People walking around behind the green belt, we need send an email to notice the neighbor.

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*Meeting adjourned at 9:00 pm*