

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, January 7th, 2019**  
**7:00~9:00 PM**  
**Town & County Conference Room**

## Attendance:

Ryan Heiberg: Present  
Ali Tamblyn: Absent  
John Rydell: Present  
Jerry Lilly: Present  
John Bryon: Absent  
Jay Willenberg: Present  
Peter Roppo: Present  
Charles Hayden: Present

## Agenda:

1. Quorum Achieved
2. Committee Reports
  - Social/Events – Ali Tamblyn (Out of Town)
  - Financials – Jay Willenberg
    - About 100k over last year.
      - This is a combination of the mailboxes construction and Irrigation repair
      - Water usage costs are on par with previous year
      - Part of 2019 budget request will include modification the two mailboxes that are smaller than all others in the development and appear lower
        - The contractor has provided a bid for raising the mailbox to a more suitable height
        - This will be addressed later in 2019 as funding allows
    - Expense Detail Report was provided by Jay to the board members
    - HOA Insurance payment has been made and remains at about the same rate as previous year
    - Keeping the alternate insurance carrier as an option if rates or requirements change
  - Ponds, Waterfalls, Electrical, Lighting and Mole Eradication - Jerry Lilly
    - Requested quote for service of the pumps in the lakes from WE Electric
    - Still waiting for quote from WE Electric
    - There are some of the Village Park Drive Lights that are on during daylight hours.
    - Jay has also noted the same
    - Jerry will do a drive through and determine which lights need to be addressed
    - Monument Lighting

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- Note: one light in the main front monument appears to be out
  - Jerry will address the issue
- Mole Eradication
  - 4 new mole mounds will contact the contractor to come and address the issue
- NGP Areas – Peter Roppo
  - Status of Storm Damage
    - Two large trees from the NGP that came down during the last storm
    - Two homeowners property sustained damage on Champéry PL
    - Peter is working with the homeowners to get the work assessed, bid and underway
    - Quote and schedule was received from Davey Tree Service for the downed trees
      - John Bryon is assisting Peter in the effort
    - Peter did notify the City of Issaquah that we were assisting residents on tree damage issues
    - Because of the working relationship with the City of Issaquah and due to past engagements, they were willing to work with us on approvals
    - Jay will determine the insurance coverage for the damage to the homes
  - Status of Bids for NGP Preventive Maintenance Program
    - Peter is soliciting bids from multiple tree maintenance companies
- CC&Rs – Ryan Heiberg
  - Updates
  - No new complaints at this time
  - Have sent out notices where issues have been observed
- ACC/Landscape & Irrigation - John Bryon
  - John has been assisting Peter with storm cleanup assessment and meeting with homeowners
- Website – Charles Hayden
  - John Rydell will send over the meeting maker for monthly meetings over to Charles

3. Open Forum

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4. Meeting Adjourned
  - Jay- Moved for adjournment
  - Ryan-2nd motion