

**Montreux Homeowners Association**  
**Monthly Meeting Minutes**  
**Wednesday, October 10th, 2018**  
**7:00~9:00 PM**  
**Town & County Conference Room**

**Attendance:** Ryan Heilberg: Present  
Sally Goetsch: Absent  
Ali Tamblyn: Present  
John Rydell: Present  
Jerry Lilly: Present  
John Bryon: Present  
Todd Elliott: Absent  
Jay Willenberg: Present  
Peter Roppo: Present  
Charles Hayden: Present

**Agenda:**

1. Quorum Achieved
2. Committee Reports
  - Social/Events – Ali Tamblyn
    - Block Party was a Success
  - Meeting Minutes Approvals – John Rydell
    - Mary Cao (Secretary) is leaving the board
  - Financials – Jay Willenberg
    - 3<sup>rd</sup> Quarter Report
    - Basically spent 157k more than last year
    - Landscaping expenses are approximately \$50k over
    - Mailbox replacement project has had an impact as well
    - With the combination of the Landscaping and the Mailbox replacement project we are 160k over what we spent this year.
  - Ponds, Waterfalls, Electrical, Lighting and Mole Eradication - Jerry Lilly –
    - There is a noisy pump in the ponds
    - This has been repaired twice but still remains an issue
    - Options include to turn it off earlier in the evening
    - Jerry has spoken with Jake @ WE Electric about the issue
    - Jake has yet to contact the manufacture to determine if they will replace it under warranty
    - Jerry will follow up to get a timeline
    - Hesitant to pull the others as it sometime causes additional failures
    - Water Treatment: No bill has been received as of yet for the summer treatment of the ponds
    - Lighting issue: Lights are out #25 and #26 and need replacement
    - Fountains lights all need to be replaced as well: WE Electric will be contracted to address this issue
    - Moles holes have been noted and Moles service again last month

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- NGP Areas – Peter Roppo
  - Tree Assessment Program NGPE:
    - Peter is reaching out to multiple Tree removal companies to bid the tree removals that are called out in the tree assessment
    - Contacted 3 companies
    - None have elected to bid as of yet
    - An additional company is coming out next week
    - Roughly a dozen trees that need to be addressed
- CC&Rs – Ryan Heilberg, Sally Goetsch
  - Landscaping Issue on Montreux Dr.
  - Letters have been sent at this point
  - Addressing an additional issue with a dog that is frequently barking
    - The issue was resolved via talking w/homeowner
- ACC/Landscape & Irrigation - John Bryon
  - Landscape Irrigation System Issues, Status and Updates
    - Landscaping
      - Irrigation system repairs are underway
      - Sprinkler technician from Plantscapes has been engaged in completing repairs
      - Done on Lac Leman
      - In process of completing Village Park Drive
  - ACC
    - Outdoor Remodel project near Montreux drive
    - The plan is flatten out an area near the structure and install stamped concrete
    - Currently the contractor has laid out the rebar but has not poured the concrete
    - This is not a CC&R issue
    - It does need to be completed in a reasonable amount of time
- Website – Charles Hayden
  - No additional updates
- 2. Mailbox Project – John Rydell,
  - Complete
- 3. Mailbox Lighting Project – John Bryon
  - Complete
- 4. Montreux Board Discussion
  - Additional Member Positions remain open
- 5. Montreux Moving Forward Program

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- Look to Identify individuals who are willing to support the program
  - Discussion and approval to move forward
    - The long term neighborhood viability is part of the issue to address
    - CC&R Updates are also part of the issue
6. Open Forum
7. Meeting Adjourned
- Move to adjourn Ali
  - John Bryon 2nd