

**Montreux Homeowners Association
Monthly Meeting Minutes
Thursday, August 2, 2018
7:00~9:00 PM
Town & County Conference Room**

ATTENDEES

Present: Phil Saffel, Jay Willenberg, Mary Cao, Todd Elliott, John Rydell, Ali Tamblyn, Charles Hayden, John Bryon, Ryan Heiberg

Absent: Jerry Lilly, Marilyn Haberlach, Sally Goetsch

Meeting was convened at 7:00 pm

GENERAL DISCUSSION

Quorum Achieved.

The board approves the meeting minutes for the May and June as edited.

General Discussion

There are changes in board membership regarding the landscaper chair position.

The board suggests that we send newsletter out and keep the neighbors updated on the info.

The board members need to continue the search for a vice president candidate as well as the other open positions. The board discussed the need for a stronger voice coming from community. However the reality is, with the generational transition, more young families are moving into the community. It seems as though the younger families are focused on children, school and their activities and less on involvement with the Montreux community.

One possible outreach is through social media. The board voted to set up a Facebook Page for the Montreux neighborhood.

Ongoing Project Updates:

Mailbox Project - John Rydell

- Painting - Peter Horvath w/Horvath Painting
- Structures Stained - Complete
- Caps were re-ordered due to size of cap on the initial order
- Caps have been delivered to Horvath Painting - 8/02
- Staining and preparation for install is underway
- Installation in the next 7-10 days

Lighting Project - John Bryon/Jerry Lilly/Ali Tamblyn

- Contractor on hold pending lighting decision
- Jerry Lilly provided Information on Solar Powered alternative
- The solar fixture would be a flood light style lamp
- Would require motion detector to operate so the light would not run out of battery during winter months
- Ali Tamblyn working with WE Electric to schedule installation of demo unit
- Discussion regarding whether the City of Issaquah will approve of lights

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COMMITTEE UPDATES

Committee Report

Landscape/Irrigation (John Bryon)

Marilyn resigned from the board last week. John Bryon will take the chair temporally.

There have been numerous emails regarding irrigation issues. John Bryon will meet with cascade alliance, to get updates regarding the system wide irrigation evaluation. Cascade will provide an inventory list. They will not be doing any repairs. Time clock will be changed, which is 5 times clock. When the time color is done, they will start to identify where the problems is.

Irrigation repair

- Dig the heads out which are not working
- The time clock is to be replaced
- Itemize the inventory
- Fix the broken heads

Arborvitae replacement will be prioritized once the irrigation system is functional.

The board suggests the landscape job description may need two people to address all of the issues.

Treasure (Jay)

Jay provided the financial updates. Jay also reports that the lighting bill has been paid for the mailbox and the Village Park Drive lighting. Phil suggests we should look to verify that benefits after switching the new lights and whether or not we have seen the expected savings.

Waterfall/Ponds/Moles (Jerry)

The fountain in Lake E is still in for repair. The servicing is complete, and Jake is waiting for two capacitors from the manufacturer, Otterbine. Frank Yandrasits is working directly with Jake to monitor this while Jerry is on vacation. The ponds have already been treated twice this summer by Doug.

The waterfalls have been pressure washed and are looking great - except for a few cattails around the bottom pond and a few horsetails at the top of the large falls. It would be great to get them cleaned out. Jerry also treated the water for algae before vacation. The cost of cleaning out the waterfalls was about \$3,500. With record-breaking temperatures and no rain in July we have broken our old record of 50,000 gallons of water used in May. Our new record is now 52,000 gallons for July.

Moles

We have had monthly treatments all summer, except for June when we had 2 treatments. Each treatment is \$100. Just before leaving on vacation I noticed mole activity in the flower plantings between the lower pond and the lawn next to the entrance monument (see photos). I will ask the mole company to treat those areas on their next visit.

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Electricity/Lighting (Jerry)

Solar Powered Mailbox Lighting Review:

Here is the response from the Solar Lighting Expert (board member family resource). Before we go ahead with ordering a test light we should:

1. Verify the actual cost savings by going off grid. How many meters can be deleted? Is there a cost to delete a meter?
2. Determine if the visual appearance is acceptable.

If the cost savings are significant, we should then order a test light and try it out to see if the motion detection can be adjusted so it does not trigger on passing cars, and that the light brightness is acceptable. If these two items are acceptable, we should then let the batteries charge to full power, then cover up the solar panel so it receives no light at all and we can determine the length of time batteries will provide nighttime power with no sun.

The board voted all in favor to use the old fixture we bought before and use 2 can fixture per structure and install them and re-engage with the contractor already bought the fixtures.

Social (Ali)

Everything is booked for the Montreux Block Party. We need volunteers for that weekend. We will need to secure a liquor permit from the city. Jay will arrange for the permits.

We will provide a sign-in sheet and request additional community member participation in the Montreux Board.

ACC (John Bryon)

One home owner installed a new roof in the community. Validated that approved roofing materials and color were utilized.

CC&R (Ryan/Sally)

There was an animal nuisance complaint from a home owner. The board suggested the homeowner get animal control involved.

A homeowner has complained a car has been parked near their driveway for a 5 month period. A CC&R violation letter will be issued.

A home owner requested information on a neighbor that is having earth work done on their drive way. ACC Chairman will review the work.

NGPE (Peter)

Still waiting for the decision from city regarding guidelines to move forward with the NGPE hazardous tree removal procedures.

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Meeting adjourned at 9:00 pm