

**Montreux Homeowners Association
Monthly Meeting Minutes
Wednesday, July 11, 2018
7:00~9:00 PM
The Haberlach Residence**

ATTENDEES

Present: Jay Willenberg, Mary Cao, Jerry Lilly, Todd Elliott, Marilyn Haberlach, John Rydell,
Ali Tamblyn Charles Hayden, John Bryon, Sally Goetsch, Ryan Heiberg,

Absent: Phil Saffel,

Meeting was convened at 7:00 pm

GENERAL DISCUSSION AND COMMITTEE UPDATES

The aboard approved the meeting minus from our annul meeting as edited.

Discussion for the on-going projects (Mailbox)

The mailbox was painted. We need send out email to homeowner and ask them to see them and give us the feedback.

We also need select the caps for the structure.

As for the lighting, we are consider the solar light. however, we need to find out the advantages comparing the regular light we have bought. We got 3 bids so far.

Landscape/Irrigation (Marylin/John)

Marylin give her updates on Irrigation and Landscape:

Irrigation

Due to the lack of work on a timely fashion by Plantscapes, Montreux used Rodriguez Irrigation and Back flow Services in helping to bring our system back to life.(John Rydell gave the approval)
I have received a rough analysis of the first 5 controllers from Cascade Water Alliance. Due to this report and many hours by me of analysis, etc-we have been able to “stop the leak” in many places.
But, there is still more work to be done.

Areas have submerged heads?_How does this happen? Over time as an area grows; things get covered unless they are constantly kept clear. The sprinkler heads were not cleared out as they could have been by our previous contractor.

If you see water running from under grass along curb line, chances are it is these submerged heads as while they are running underground, the heads themselves do not have a check valve so every time the system shuts off, the heads drain.

There are battery operated clocks in some areas due to wiring difficulty- done back with NLS.I know of one area currently which is not running because the battery is dead(this info has come from Cascade Water Alliance.

All the backflows have been tested and the forms have been sent to the city. 5 have passed but one is on its last leg; it could be repaired or we wait until it totally fails? The backflow which had been a failed unit since last August, repaired incorrectly by NLS; never corrected by Plantscapes and now replaced properly. The city was ready to lock the system down and just to have them come out to unlock it, \$350 fine.

Needed Repairs

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- 1- Main line broken in front of Caplan House on Lac Lemman-initial work has been done to fix heads and valve. Time and Material
- 2- Main line broken in at the corner of Bob Anderson's house. Initial work was done but to fix main line it is time and materials.
- 3- Broken main and flooded valve box- Lac Lemman and Village Park Dr. The fee to be labor and materials \$650

Items needing attention

- 1- We can choose to wait until another backflow fails completely or we can fix it for \$600.
- 2- Most sprinklers are running throughout the Lakes at Montreux but many are overspraying. These heads need not only different nozzles but some need higher or lower risers. When Enrique was investigating for us he noticed heads or nozzles may have been replaced in the past by NLS but the riser was never adjusted. This is a time and materials situation.
- 3- Many sprinklers on Village Park Drive are also over watering or are not on a long enough timer to be adequate(ie) the pulsing heads are only on for 5 minutes and with a low flow not worth it.
- 4- We have many areas with submerged sprinkler heads. We could raise them up 2-3 inches with a lot of digging at a time and materials rate.

Landscape

Continue the conversation from our last meeting to discuss the idea of hiring a lawyer and trying to recoup some of our losses from NLS with regards to over pruning arborvitae; failing to complete irrigation repairs properly; planting trees and damaging pipes, etc but never testing those areas afterward?

Removal of dead arborvitae? Remove ties and stakes from 27 trees? Perhaps thinking about how to get credit from Plantscapes for the broken heads which needed to be replaced as they were in the area where sod was removed; do we continue to use Enrique for on going irrigation issues or do we give it back to Plantscapes and hope things are attended to in a more prompt fashion

Trying to get timeline answers on weed removal in front of pyramidalis, in tree wells, along sidewalk cracks; spraying the gravel areas along Village Park Drive; in color beds, cutting the berry brambles from the arborvitae; the finished weeding of the pond area and clearance of the path along with the Cherry Tree area.

What is happening with the string of 47 newly planted arborvitae-when they went in I was asked to keep watering as well. They claimed the irrigation system was adequate.

The cedar that was transplanted at the corner of Montreux Dr and Village Park is showing signs of stress.

Discussion and Approval

We have 3 neighbors have complained about the grass in front of their homes on Montreux Drive. Do we fix the heads in these areas?!

The board approved the repair cost on irrigation for up to \$3k.

Jerry suggested the bushes behind the waterfall need to be trimmed by landscaper.

We also have John Bryon as an assistant chair on landscape to help for communication with planscape since John worked with them before since 2008.

Treasure (Jay)

We have spend 30k more comparing the same period of last year. It is mainly because the mailbox project. We put aside 30~35K as capital expense every year, so we should be in good shape so far. Jerry suggest we

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should put arborvitae replacement into capital expense. If we project the expense we need for the improvement project, we should put more funds into capital expense and prepare for the future project needs.

Waterfall/Ponds /Moles/Lighting(Jerry)

Monthly mole service is continuing with good results so far. All street lights are now working fine. One pond has a fountain that is not working. The pump is not working, and needs to be removed and repaired. All of the fountains should be removed for maintenance every three years. . The maintenance service takes about 3 weeks. As the weather is so nice now, we don't want to interrupt the homeowner's enjoyment. We will treat one for now, the others will be treated later this year.

For the waterfall, we did pressure wash. the water is clear now.

All the weeds are gone. We horsetail growing in the large falls and cat tail growing around the edge of the large pond next to Newport Way. We should ask the landscaper to remove the cat tail around the large pond.

Social (Ali)

Block party is booked. All equipment is booked. We will send out evite for the block party.

ACC (John Bryon)

We have one homeowner's tree being cut. One house is replacing their roof.

CC&R (Ryan/Sally)

We sent out some letters. One house's yard is not meet our CC&R standard. We send letter and finally got response and they will get landscape coming soon.

Another house also had a yard issue. however, the couple was very ill. we will give them some time.

Some house have storage auto parked on the drive way. We send out the notice for that.

NGPE (Peter)

Waiting for the bid coming back. We start with the company we had before. They are busy now, maybe later this year, we can start to process.

NGPE trees fall on the properties which will be on HOA's cost.

Meeting adjourned at 9:00 pm