

Montreux Homeowners Association

Meeting Minutes

Date 6th Nov 2019

Venue Lakemont Stores

Attendees from Board:

Hamid Koohpai (Landscaping)	Jerry Lilly – Ponds, Waterfalls, Electrical
John Rydell (last year President)	Charles Hayden (website)

Attending via phone:

Anthony Vilante (President)	Peter Roppo (Natural Growth Protection)
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Absent:

Jay Willenberg (Treasurer)	Donna Whitehead (Secretary)
Ryan Heiberg (CC&Rs)	Ali Tamblyn (Social Chair)
John Bryon (Architectural Standards)	Susan Glicksberg (Government Affairs)

Homeowners attending:

Jim Shaw	Barbara Yandrasits
Another homeowner attended (name not captured)	

Lakes and Waterfalls report

Lakes (report from Frank Yandrasits)

Doug Dorling and his crew from NW Aquatics Eco-Systems visited again on October 10th and 11th to remove vegetation from Lake F (Lake E and Lake H vegetation was removed on October 4th, as previously reported). Frank spoke with Doug following the latest visit:

- There were a lot of alder trees and blackberries on Lake F requiring two visits to get it all in their truck.
- A total of 900 lbs of vegetation removed from all three lakes.
- They treated Lake E with algicide and blue pond dye.
- They treated Lake F with blue pond dye.
- He recommends treating the rockery of each lake with herbicide next June and September. They would walk the inside perimeter of each pond and spot treat any new unwanted growth. This will help reduce the amount of vegetation we need to maintain.
- If we continue to have problems with organic material in Lake E (due to intermittent fountain use and large duck population) he recommends treatment with biologic microbes next spring or summer.

Frank spoke with Noxious Weed Control specialists from King County. They said non-native cattails, rush plants, etc., are not common in Washington and said our aquatic biologist (Doug Dorling) would be very qualified to identify native versus non-native. Doug confirmed the plants in our ponds are native.

Fountains

The original 3 HP motor unit in the Lake E fountain was replaced with a new 2 HP motor unit on October 23, 2019.

Common Areas

Peter Roppo received written approval from the City of Issaquah to remove the NGPE designation from the common area on Lake E.

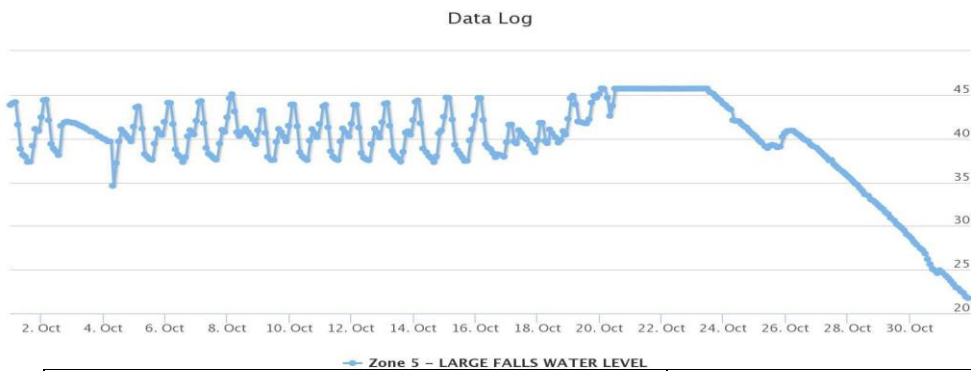
Received approval on proceeding to remove hazardous trees from NGPE.

Waterfalls

On October 20, 2019 the large pump failed, 128 days after it was repaired with a 90-day warranty. It was removed from the falls yesterday by WE Electric and sent back to the repair shop to see what happened. Our best guess is that there was a water leak in the seal. I won't know more until the report comes back from the repair shop (Cascade Machinery in Seattle).

While the pump has been down, I have been conducting a water leak test. I believe that there is a significant leak in the large pond near the bottom. Based on data from the monitoring system we have been losing approximately 90 gallons of water per hour, which represents a loss of 10% of the total pond volume every day. Since the big rain of October 21-23 where the water level overflowed into the overflow drain, no city water has been added to the lower pond. Today the water is almost entirely gone (see chart below). Some water would have evaporated, but the vast majority has leaked out. The leakage rate has been constant regardless of the water level which indicates that the leak must be at the bottom. While the pump is in for repair (again), I would like to authorize WE Electric to clean out the bottom of the lower pond down to the liner to locate and repair the leak. I conducted a leak test over a 30-hour period back in June 2019 and found that the water loss was only 16 gallons/hour or 1.8% of the total pond volume per day, so it appears that the leak may be relatively recent.

Based on a review of the water bills over the past two years, it appears that we are paying around \$1,300 per month for waterfall water during the summer months and less during the winter months because of rainfall making up the difference. I would expect that we could reduce that by at least 50% if we can find and repair the leak in the large pond.



Upper pond full and large pond empty

Treasurer's report - Jay

Submitted to Board via email before the meeting, as the Treasurer could not attend.

Landscaping report – Hamid

Willard's Pest Control Contract from 2017:

Action: Hamid to follow up on 2017 Willard's Pest Control Contract to make sure we are not being billed for regular monthly mole maintenance. Mole maintenance should be based on request and as needed bases.

Montreux Entrance Landscape and Irrigation damage caused by Aug 30 Traffic Accident USAA Claim# 004823919-019:

USAA Insurance payment of \$1,524.07 to order of Montreux HOA was received by the Treasurer. Action Completed.

VPD Street dead Maple tree plan:

This item has been on Landscaping Worksheet for several months pending Board decision on resolution.

VPD Street dead Arborvitaes (total 14)

On September 30, 2019, two separate bids were received from Plantscapes for \$2,083.41 and Pacific Tree Company for \$1,491.00 pending Board approval.

Other

The Board agreed to proceed with the Holiday lighting.