

## Montreux Homeowners Association Meeting Minutes

**Date:** 8<sup>th</sup> Jan 2020

**Venue:** Lakemont Stores

### Attendees from Board:

Peter Roppo (Natural Growth Protection)	Jay Willenberg (Treasurer)
Hamid Koohpai (Landscaping)	Ali Mills (Social Chair)
Jerry Lilly – Ponds, Waterfalls, Electrical	

### Board members attending via phone:

Donna Whitehead (Secretary)	Anthony Vilante (President)
Charles Hayden (website)	

### Absent Board members

John Rydell (outgoing President)	Susan Glicksberg (Government Affairs)
Ryan Heiberg (CC&Rs)	John Bryon (Architectural Standards)

### Homeowners attending:

Jim Shaw (via phone)	Joyce Stewart
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**Treasurer's report (Jay)**

Jay circulated an estimated budget for next FY before the meeting to the Board for comments. The budget proposes a \$5 per household increase starting from July. We want to make sure that there is an option to NOT implement an increase and so there was a discussion on what is essential and what is "nice to do" in the budget line items.

Question was asked about why trees are considered a capital expense.

Answer: because they are supposed to last at least 10 years. Discussion on whether there was enough in the budget to cover NGPE growth area.

Once the Board has adopted a budget, it is sent to all Montreux homeowners and then voted on at the annual meeting. Want to make sure that's its clear to homeowners that they don't have a say if they don't vote.

Discussed whether date of the annual meeting should be changed for future meetings in order to incorporate homeowners responses to budget proposals.

**Social report (Ali)**

Discussed whether to cancel the annual block party in order to save money.

Ali will make the reservation for Lewis Creek Park meeting space for the annual general meeting this week.

**Government affairs report (Susan)**

The Montreux annual meeting was put on the mayor's calendar on 12/13/19 – Susan will follow up closer to the date

Susan contacted police community relations officer, Ryan Smith re attending the Montreux annual meeting on 12/13/19. Ryan will be out on family leave but is checking for an officer to attend. Susan will follow up closer to the annual meeting.

**Trees (Peter)**

Waiting for the City to approve the permit to take down some trees in the NGPE area that are near a house and are in bad shape.

Investigating whether a homeowner has taken down trees without permission.

**Waterfalls, Lakes and Ponds (Jerry)**

**Lake:** fountain on Lake E – we believe we are now in compliance re noise levels.

**Waterfall:** spoke to the company that originally built the waterfall in order to get further information on where the leak might be / how it can be repaired.

We believe that we might have a leak in the operational machinery of the waterfall, not simply the pond part. This has potential to be very tricky to a) find and b) repair. We can't currently do anything to find the leaks as the pond is full from rainwater and it needs to be empty to run tests on it.

We might not be able to have an operational waterfall for a few months.

### **Landscaping (Hamid)**

Discussion on cost of replacing dead trees and what the budget for this activity needs to be in the next FY.

Proposal to renegotiate our contract with Plantscapes for year 2020 and on.

Removed and replaced 8 dead/half-dead Arborvitaes on VPD that were vandalized on 8/30/2019. Plantscapes completed the work on Jan 2, 2020 based on a proposal approved by the Board.

Montreux HOA 2020 dead tree removal and replacement plan. Remove and Replace approx. 30 dead & dying maple street trees. Trees are declining, dying, or are already dead due to Verticillium wilt.

Sidewalk sod replacement on Montreux Dr Board will be in Spring 2020.