

Montreux Homeowners Association Meeting Minutes

Date: 5th Feb 2020

Venue: Lakemont Stores

Attendees from Board:

Peter Roppo (Natural Growth Protection)	Jay Willenberg (Treasurer)
John Bryon (Architectural Standards)	Ali Mills (Social Chair)
Jerry Lilly – Ponds, Waterfalls, Electrical	Susan Glicksberg (Government Affairs)
Ryan Heiberg (CC&Rs)	Charles Hayden (website)

Board members attending via phone:

Donna Whitehead (Secretary)	Anthony Vilante (President)
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Absent Board members

John Rydell (outgoing President)	
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Homeowners attending:

Jim Shaw (via phone)	Joyce Stewart
	Barbara Yandrasits

President's remarks (Anthony):

We're hoping to get a new volunteer for the Landscaping position on the Board, preferably before the AGM. If not, will ask for a volunteer at the AGM. John Bryon, who has held the position in the past, is willing to help onboard a new Board member.

Treasurer's report (Jay)

Discussion on the budget. We need to approve the annual budget and send to all the homeowners for their review, before the April AGM.

Architectural report (John)

1 house has built a new fence that intrudes onto NGPE land – John has contacted the owners, who do not live on the property.

1 house has had numerous trees in NGPE land cut down or topped – John has contacted several times with no response so far. The City of Issaquah has been informed.

Lakes and Waterfalls (Jerry)**Waterfall**

We still have at least one leak in the waterfall, if not more than one (possibility of a leak in the pipe as well as the waterfall basin liner). The size of the leak is such that it would cost over \$1k per month to run the waterfall. There are various difficulties in determining where the leaks are, including the recent rain. As soon as the rain eases, we'll be able to search for the leak. A suggestion was made to consider drilling a well for the waterfalls. Jerry will look into this as a possibility to finding and fixing the leaks.

Lake Maintenance, Common Areas, Water Level, Easements

No new issues to report.

Fountains:

Lake E: Invoices totaling \$3,213.95 were received for work performed by T2 Construction to address noise complaints filed by a lake resident. The City of Issaquah has determined that our fountain noise is now legal, so all fountain noise issues are now closed.

Lake E residents are evaluating options in response to the \$401.74 billed by the HOA Board to each resident for the actions which were initiated by one lake resident only. The City is opting, for now, not to enforce the noise ordinance on the other two Lakes.

The new Lake E fountain stopped working on January 13, 2020. Initial inspection by T2 Construction suggests previous electrical work on the fountain control panel bypassed the GFI

outlet for the fountain pump. Additional work is required to troubleshoot a potential electrical leak in the power cable or blown capacitor in the pump or some other fault.

Lake F: No issues reported

Lake H: Lights on this fountain have been out since summer of 2018. An estimate for a new 4-LED Light System was received by T2 Construction and approved by Lake H residents. Parts have been ordered.

Lake Captains:

Frank Yandrasits (Lake E focal); Jay Willenburg (Lake F acting focal); Jon Greene (Lake H focal)

Social report (Ali)

Venue for AGM is booked from 6:30pm to 9pm. Meeting will start at 7pm.

We'll provide a sign in sheet to make sure there's enough home owners present.

The updates to the Montreux Directory are happening and so far are about 30% complete.

Government affairs report (Susan)

Will follow up our AGM invites to Police and Mayor in March to make sure they are able to attend.

Trees (Peter)

Three more trees have been taken down in the NGPE area.

The current tree contractors are doing a good job – they're responsive and are always a good price when compared to other quotes.

CC and Rs (Ryan)

Currently dealing with complaints about mild violations of the Montreux CC&Rs including a property with a RV and a property not putting their trash cans away.

Website (Charles)

We're up to date on meeting minutes on the website.