

Montreux HOA Board Meeting Sept. 9, 2020

Waterfalls

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Large Falls



- 5 Soapings this summer already
- Water is murky green from soap
- Difficult to see bottom
- Slime covers grating

Large Falls Cleanup



- Joyce spent all day Saturday & Sunday weeding and cleaning the landscaping around the large falls
- Jerry spent all day Sunday pressure washing the large falls and all day Monday (Labor Day) removing weeds, sludge and debris from the ponds before refilling with water from the irrigation system.

Large Falls Cleanup



- Even after cleaning there is still a lot of soap in the falls. Most is found in the upper middle pond.
- The soap does not just disappear. It eventually ends up in Lake Sammamish.
- We need to keep the soap out of our water feature

Small Falls



- The small falls was soaped last week
- No cleanup or pressure washing work on the small falls
- Someone created a piece of art work on the small falls. Does anyone know who did this?

Waterfall Security System



- Each year we spend \$10K to \$20K on our waterfalls in terms of operating and maintenance cost.
- Right now we have no security system to protect against vandalism
- The current value of the waterfalls is probably over \$2 million. It should not be left unprotected

Video Surveillance System

- Requested bids from 3 contractors (only 2 interested)
- ECS (Kirkland) and SVC (Newcastle) – see proposals
- Both proposed 4 camera system with hard drive storage accessed via internet (requires a WIFI hot spot)
- System would be housed in the pump control shed
- One camera mounted on the shed, with 2 or 3 remote cameras (hidden) covering the base of each falls
- One camera could be mounted on a tree and used to read license plates from cars leaving Montreux on VPD

Video Surveillance Estimates

- SVC bid of \$5,850.90 included 24 hours of installation labor (\$2,400, mostly to dig the underground cabling to remote cameras)
- Included 6 TB video recorder (\$850) and 2 cameras (\$259/ea.) and 1 license plate bullet camera (\$1,099)
- Includes Tax and a 10% Discount
- ECS bid of \$2,874.79 did not include sales tax and included an allowance of \$1,200 for installation labor.
- Labor estimate is lower because they proposed overhead cabling to remote cameras hung from trees
- Included 2 TB video recorder (\$364) and 4 cameras (\$235/ea.), but no bullet camera to detect license plates

Video Surveillance Estimates

- System requires mobile WIFI hot spot in shed
- No coverage in shed from T-Mobile, Verizon is good
- Verizon hot spot with unlimited data is a \$40 one-time activation fee plus \$86/month, unless added to an existing account (then only \$20/month)
- Do we have a Board member with a Verizon account?



Video Surveillance Options

- Above or below ground cabling to remote cameras

below ground – more expensive
above ground – falling trees (visibility)

- License plate camera for VPD

available to police to help identify a suspect in a crime

- Optional 4th camera

provides additional coverage for only a small additional one-time fee



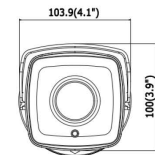
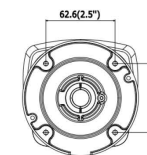
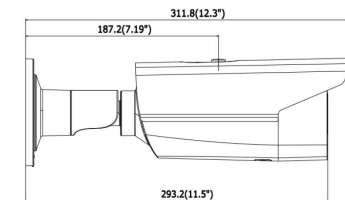
IP-B2MPLPR
2MP IR Fixed Bullet Network Camera



Key Features:

- 1/1.8" Progressive Scan CMOS
- 1920 x 1080 @ 60fps
- Color: 0.002 Lux @ (F1.2, AGC ON), 0.0027 Lux @ (F1.4, AGC ON), 0 Lux with IR
- Ultra-low Light
- Auto-iris
- 120dB WDR
- IP 67
- Capture rate > 99% (certain countries and regions)
- Recognition rate > 98% (certain countries and regions)
- Matrix IR LED up to 328ft
- DC 12V / POE

Dimensions:



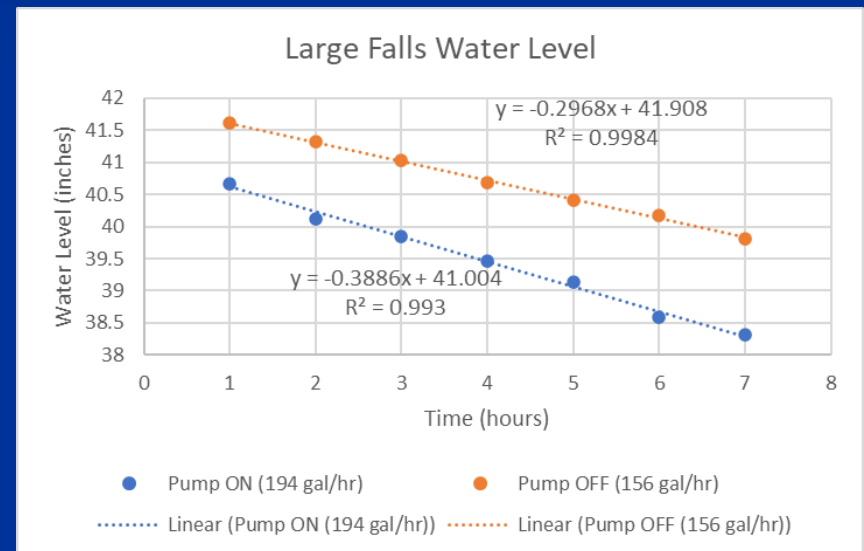
Proposed Vandalism Fine

- I am recommending a new sign and publication in the newsletter for a new fine
- The minimum fine for any vandalism (e.g. adding detergent) to the waterfall should be \$500
- Offer a \$250 reward to any person providing information leading to the identification of the vandal.



Large Falls Water Loss

- We are still losing water in the large falls at 200 gal/hr (pump on) and 150 gal/hr (pump off)
- Small falls represents only 9% of all water consumption
- Because of water meter reading our cost is only about \$4/day for water (without rain)
- The cost of water is not high enough (at least for now) to justify spending \$10K (or more) to find & repair the leak



Recommendation

- Abandon efforts to find the leak in the large falls until the cost of water justifies spending additional funds
- Authorize funds to install a video surveillance system to protect the waterfalls including a license plate camera to provide security for VPD
- Skip professional pressure washing the falls this year to help pay for part of the security system

