

Montreux Homeowners Association Meeting Minutes

Date: 14th October 2020, 7pm – 8:25pm

Venue: Zoom meeting

Attendees from Board:

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|---|--------------------------------|
| Frank Yandrasits - President | Jay Willenberg - Treasurer |
| Lynn Mack - Newsletter | Peter Roppo - NGPE |
| Jerry Mack - ACC | Judy Norman - Landscaping |
| Jerry Lilly – Ponds, Waterfalls, Electrical | Donna Whitehead - Secretary |
| Cristian Gal – Website | Joyce Stewart – Vice President |

Homeowners attending:

| | |
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| Hamid Koohpai | Carrie Blanton |
| Anthony Vilante | |

Absent

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|----------------------|---------------------------------------|
| Ryan Heiberg - CC&Rs | Susan Glicksberg - Government Affairs |
| Ali Mills - Social | |

Secretary – Donna Whitehead

September minutes motioned, seconded and finally approved by the Board.

Treasurer – Jay Willenberg

- See September 2020 balance sheet - overall we're in a good position budget-wise. Any resident can get a copy of the balance sheet by contacting the Montreux Treasurer directly.
- Under the Governor's COVID Executive Order, we are not allowed to charge interest / fees for HOA late dues. This is from when the Proclamation started until November 9th at this time. We can charge for fines but not for fees and cannot charge interest. We have sent late fee notices to some delinquent homes without knowing about the Order.
- **Action:** Frank to get a legal opinion on this to understand all applications of this Governors Order

- We have small committee of Board volunteers to start working on the 2021 Budget.
- **Action:** Each Committee Chair needs to assess what budget needs their portfolio might have for 2021

Landscaping- Judy Norman

Want to acknowledge and celebrate the work that's been done over Spring and Summer.

- Increase of operational effectiveness and efficiency.
- Enhance property curbside appearance.
 - John Bryon memorial bench will soon be installed.
- Manage trees and natural resources found within common areas.
- Learnings:
 - We will need more volunteers next spring as it's very expensive to contract this work.

Street Trees - Frank Yandrasits

- The permits have been submitted and work taking down the dead / dying trees identified in the arborists report is likely to start mid-October.
- Further Phases in the arborists report will follow.
- Discussion on whether this work needs to be categorized as operating or capital costs, and whether the work needs its own budget line or should remain part of the Landscaping budget.

Irrigation – Frank Yandrasits

- Replaced and repaired numerous leaking heads and lines. As a result, water usage for the July / September billing period was significantly reduced.
- Plantscapes (contractor) will winterize the system later this month.

Waterfalls – Jerry Lilly

- The waterfalls were soaped again in September. Security cameras have been installed to try to prevent this.
- The lights near the waterfalls are flickering and suffer from poor wiring. It needs upgrading to minimize the potential for future failures.

Lakes and Ponds – Frank Yandrasits

- Met with a contractor to assess potential costs of a blockage between Lake F and Lake H.
- We are also looking at the fountain lights on Lake F

Architectural Controls Committee (ACC) – Jerry Mack

- Moderate levels of activity and most homeowners are contacting the Board before the work is done.
- Discussion on whether the Board should allow / encourage cedar roofs given climate change and wildfires. Agreed to put some content in the newsletter to warn homeowners.

Covenants, Conditions and Restrictions (CC&Rs) – Carrie Blanton.

- Discussion on the reminder notices that have been issued this month.
- Agreed to include a reminder of the CC&R enforcements in the next newsletter.

Native Growth Protection - Peter Roppo

- Thank you to Joyce for help with this portfolio.
- The recent strong winds have raised concerns about trees in the NGPE area with many homeowners, and so many workstreams are in progress.
- Peter will be moving from Montreux and so will be resigning from his Board position. Thanks go to Peter for his work over the years.

Newsletter – Lynn Mack

- Next newsletter will go out in November and be distributed by email.

Social

- The Directory has been updated – thanks to Ali Mills.
- Discussion on whether the Directory should be distributed to the homeowners. Highlighted the privacy issues associated with sharing contact details.
- The holiday lights workstream is progressing.

Other issues raised:

New CC&R Board member

- Motion accepting Ryan Heiberg's resignation from the CC&R position was seconded and approved.
- Motion to appoint Carrie Blanton to take the CC&R Board position was seconded and approved.

New Social Board member

- Motion for Hamid Koohpai to take the Social Board position was seconded and approved.

Next meeting: November 11th, 2020