

Montreux Homeowners Association Meeting Minutes

Date: 11th November 2020, 7pm – 8:36pm

Venue: Zoom meeting

Attendees from Board:

Frank Yandrasits - President	Jay Willenberg - Treasurer
Susan Glicksberg - Government Affairs	Peter Roppo - NGPE
Jerry Mack - ACC	Carrie Blanton - CC&Rs
Jerry Lilly – Ponds, Waterfalls, Electrical	Donna Whitehead - Secretary
Cristian Gal – Website	Joyce Stewart – Vice President
Lynn Mack - Newsletter	Anthony Vilante – past president

Homeowners attending:

Swaroop Mishra	
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Absent

Ryan Heiberg – Advisor	Hamid Koohpai - Social
Judy Norman – Landscaping	

Sharing recordings of Board meetings

Discussion on how to share the recordings of the Board meetings.

We will post on the website that if homeowners want to watch a recording, they should contact the President and he will provide a link and password to the homeowner so they can access the recording.

Governing Documents and Board Composition (see presentation for charts)

Discussion on HOA hierarchy of rules between State Law, Montreux CC&Rs and Montreux Bylaws. Frank Yandrasits reviewed examples of the rules governing meeting of members, election of the Board, and Board of Directors (BoD). He reported that previous boards have not strictly adhered to all the rules, most likely out of ignorance or confusion. In most cases it's not an issue because Board members have served the best interests of the HOA and nobody worries too much about it unless someone complains (no harm, no foul). But a resident has complained recently that we are not following our Bylaws with respect to the composition of the BoD.

Recent Montreux BoD's (at least since 2010) have not been strictly compliant with section 4.1 of our bylaws, and most meeting of members have struggled to get a 10% quorum, let alone the required 20% (as required by our CC&R's). This has not been an issue until the recent complaint. (Most residents are simply happy we have volunteers willing to do the job!) It was noted that the resident who complained was intimately familiar with the previous Board (also in violation of the Bylaws and quorum requirement) but chose not to complain until now.

We reviewed the 2020 Board as approved by a 23% quorum during the Annual General Meeting in July. We also reviewed recent changes to the Board. The President offered a solution to revise the Board to comply with the Montreux Bylaws, without propagating previous non-compliance with our governing documents. The Board discussed combining chair positions as well as how to ensure we have the correct Board composition when we vote on a new Board in 2021.

A proposal was made to revise the current Board to include 4 Officers, 7 Directors (including past president, ex-officio) and 3 (or more) non-voting committee/advisor members. To make room for the past president ex-officio as a Director, two existing Directors agreed to step down to non-voting committee positions, and Jerry Mack also agreed to add NGPE to his ACC responsibilities. Jay Willenberg motioned, Jerry Lilly seconded, and the Board approved the motion unanimously.

Secretary – Donna Whitehead

October minutes motioned, seconded and approved by the Board.

Treasurer – Jay Willenberg

See October 2020 balance sheet - overall we're in a slightly better position than we were at this time last year. However, we still need to receive the bill for the tree removal project.

COVID-19 Executive Order

Frank completed his action from the September meeting to get more information about the Governor's COVID Executive Order, where we are not allowed to charge interest / fees for HOA late dues.

Due to this Proclamation, reimbursement fees were sent to 15 affected residents. Included in the reimbursement fee was a request to pay any remaining balances if you are not economically impacted by COVID-19.

A discussion on the 2021 Budget is scheduled for the December 2020 meeting.

Landscaping

Frank delivered a report from the Residential tree Sub-Committee including the five-phase plan from the arborist report.

Water Use by Billing Period over past years was compared to project our annual bill and check our efficiency. Aim to repair leaks earlier next year to be more water efficient.

Waterfalls and Electrical – Jerry Lilly

Not a lot of activity.

Jake from WE Electric visited to replace bad street tree light bulbs on Village Park Drive. The light units had moisture in them, so he is working with the manufacturer to see what needs to be done to fix the moisture issue before new bulbs are installed. Recent stump grinding does not appear to have damaged the electrical wires.

Lakes and Ponds – Frank Yandrasits

Not a lot of activity.

Still working to get a contractor out to Lake F to deal with the lights that are out.

Architectural Controls Committee (ACC) – Jerry Mack

Not a lot of activity.

We are considering emphasizing that you need to notify your neighbors when embarking on a house project.

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

Looking for the names of landscapers to recommend to people who need their services through the CC&R process.

Native Growth Protection – Joyce Stewart

Not a lot of new activity since last month.

Newsletter – Lynn Mack

November issue is ready to be distributed.

Government Affairs – Susan Glicksberg

Nothing to report.

Social – Hamid Koohpai

Holiday lights have been installed.

Montreux Directory (Joyce Stewart)

Received legal advice on what can be published in a neighborhood directory. No contact information can be included.

Discussion to be held in December meeting on whether to go ahead with distributing the Directory.

Other issues raised:

Donna Whitehead suggested that in the December meeting the Board discuss whether there is appetite to investigate a new broadband provider to Montreux.

Next meeting: December 9th, 2020