



Montreux Lakes Report
Board Meeting
September 9, 2020
7:00 p.m.

Common area maintenance (also see Landscape Report)

The area on Lake H (Lac Lemman Dr. access) is currently being maintained by Plantscapes as part of their regular maintenance rotation. The common areas on Lake E (Village Park Dr. access) and Lake F fell off the landscape radar a few years ago when Myrt Nelson (Landscape focal) left and we started changing landscape vendors. When we renegotiate the Plantscapes contract this fall we will add those areas back into the regular maintenance rotation. Joyce Stewart and other volunteers performed initial cleanups of those neglected areas. Plantscapes performed maintenance of common areas near Lake F on August 17th.

Lake Maintenance (Reference CC&R Section 6.2.7)

Doug Dorling from NW Aquatic Eco-Systems visited Montreux lakes on August 28th. He sprayed deleterious plants (weeds, tree shoots, blackberry vines, etc) in the rock walls of each lake and will return to remove the dead debris. He said the vegetation in our lakes is well within reason for these water systems. He fully supports the small patches of cattails, ferns, etc that we want to maintain in each lake for aesthetic value and said this is a normal part of a healthy ecosystem. On Lake F he mentioned there was plant debris in the lake and someone had cut a path behind some cattails and left the debris. He treated the lakes with blue dye. Lake E will require additional treatment and water aeration due to the duck population.

Water Level (Reference CC&R Section 6.2.7)

Jay Willenberg informed the lake focals that the drainage pipe from Lake F to Lake H has been clogged. This likely explains why Lake H and Lake E do not get water during the summer when the ground water pump on Lake F is activated. As part of our broader effort to maintain the stormwater system in Montreux, we will have this pipe cleared in the future. Lake F residents currently pay electric bill for the ground water pump. Should that be charged to the HOA? Allocated to the other Lake residents? Is there a way to identify what these electrical charges are (separate from Lake F fountains)?

Fountains (Reference CC&R Section 6.2.8)

Luke from Backflows NW / T2 Construction fixed the lights and re-anchored the fountain on Lake H on August 7th. They also visited Lake F: They are getting the correct clips to remount the 3 LED lights on the west fountain and will re-anchor that fountain... They are preparing estimates to replace the 2 existing halogen lights on the north fountain. The current halogen system is no longer supported by Otterbein.

Lake E timer was adjusted a few minutes to address a complaint that the fountain ran past 10pm.