

Montreux HOA Annual Meeting
Wednesday, April 22, 2014
7:00 - 9:15 pm
Lewis Creek Center

Board Members present: Jay Willenberg, Ryan Heiberg, Charles Hayden, Jerry Lilly, Marty Nelson, Myrt Nelson, John Byron, Bob Wilburn, Connie Hanson, Peter Roppo, Bob Keilin, Leslie Inaba

50+ homeowners were in attendance, including Board Members.

Jay Willenberg, current president, conducted the meeting. The meeting started at 7:07 and adjourned at 9:15pm.

Issaquah Mayor Fred Butler, addressed the homeowners:

- Klahanie Annexation plan was completed as of this morning and will now be removed from the Issaquah City Plan (transferring to Sammamish)
- Prop 1 is one of his threats and could have a devastating effect on the I-90 traffic corridor through Issaquah if not passed
- Positive comments from the members about the deicing and plowing during inclement weather conditions
- There are multiple ways community members can submit feedback to the City and expect a timely response, including through the City's website
- Members of the community are invited to join him for a no-host breakfast on the second Saturday of every month
- MHOA Board members met with the mayor a few weeks ago and as an outcome, a meeting between members of the Board and the Issaquah Planning Dept was held to discuss street lighting and landscaping concerns. While the City would not fund a new lighting solution along Village Park Dr, the City could offer an Infrastructure Improvement Plan Loan (~20 year term)
- Drug abuse with young adults is a rising concern for the City. A new committee has been created (Coalition for a Drug Free Community) and will meet in early June to start addressing the problem
- The Issaquah Police Department is staffed with 35 police officers and is a full-service department. The mayor just selected a new police chief, Chief Scott Behrbaum
- City's position on I-90 tolling: It is not fair to single out I-90 and 520 for tolling. WSDOT should look at the Puget Sound area and examine tolling options for the entire region. WSDOT did receive a grant to research tolling the entire region, so the issue is delayed for a few years. The City's position is a joint-position with surrounding Eastside communities. If funding for I-90 is an option, funds generated should go back to improving I-90 (i.e., not 520)

- Crime is down overall in the city, but crime in Montreux appears to have increased. The mayor will go back and look at our statistics.
- If you are on an extended vacation, you can arrange for Issaquah Police to periodically (usually daily) check on your home, including walk-arounds the property

Reports by the committees were provided:

Ponds & Waterfalls – Jerry Lilly

Jerry gave a presentation describing the condition and management of the waterfalls and the retention ponds/lakes, which serve as runoff for the area. He explained the HOA's responsibilities for maintenance. The City inspected our storm water retention ponds in August 2013. Problems were fixed for \$2,200. All waterfalls are in good working condition. Brand new pumps were recently installed in both waterfalls.

ACC – Bob Wilburn

If you are doing any external changes to homes, the CC&Rs require you to contact Bob for approval prior to the start of construction (e.g., new roofs, fences, etc). Bob tries to respond promptly to all requests.

For new roofs, he will provide the CC&R guidelines as well as the construction hours allowable under City rules (Monday through Friday 7am – 6pm; Saturdays by permit only; Sundays not allowed). He will also send you a list of the approved composite roof material manufacturers, colors, and addresses in the neighborhood so you can see a visual of the colors.

Website – Charles Hayden

Please let Charles know if you have any suggestions for the website.

Native Growth Protection and Trees – John Bryon

John explained the details of the Native Growth Protection area, which surround Montreux and is controlled by the City of Issaquah. John also explained how homeowners should handle needs for cutting down trees on their properties. There is a tree removal form for the City required if you are going to cut down certain trees on your property.

Electrical – Marty Nelson

Marty gave a presentation on the lights in the development. The current in-ground lights are high maintenance and at the end of their life. As the electrical chairman, he has been researching replacement options.

Option 1: A month ago, Puget Sound Energy (PSE) met with the Board. Their solution is to replace lights with 25ft overhead concrete LED street light poles (like Lakemont). Poles would be spaced 200 ft apart from Newport Way to the Bellevue line. 40 lights for a total cost of \$450,000 with ongoing monthly maintenance cost of \$441 (this is a fixed monthly rate and includes fixing / replacing of light poles that may become damaged from vehicles).

He, along with members of the Landscaping Committee, met with the City last week to discuss landscaping and lighting changes. The City deferred to the PSE proposal and most likely could not fund or partially fund the project. They did highlight that if we do make infrastructure changes, we may be required to comply with the most recent ADA (Americans with Disabilities Act) requirements.

Marty presented another potential solution different than the PSE proposal.

Option 2: Replace in-ground lights with LED bollard lights. Bollard lights would utilize the existing power and wiring infrastructure and with LED, would have a much lower power usage (10W vs 95W). This would provide a low-level lighting solution vs the overhead poles and is less expensive (~\$500 per light).

Plan to proceed:

Marty will get a representative sample of the bollard lights and will install a few along Village Park Drive to see how they look and how much light they provide. He will also assess other options and make a decision on direction. He intends to present a solution and plan to proceed to the Board by June 2014.

Social – Marty Nelson

Dates for the garage sale and fall block party are as follows:

Neighborhood Garage Sale
June 7th 8:30 – 3PM

Fall Block Party / BBQ
September 6th, 4PM – 7PM

Secretary – Leslie Inaba

New directories are available in the back of the room. Each one is labeled with addresses, so please be sure to grab the correct one.

CC&Rs – Connie Hanson

Contact Connie if you do see any neighbors out of compliance with the CC&Rs. A CC&R compliance and fine schedule is under development.

Homeowner Fred Lester discussed the obligation we have to sustain our CC&R policies to maintain our home values, especially as the development ages. He recommended hiring of a professional service firm to monitor collections and CC&R compliance issues.

Motion moved and seconded for the Board to look into professional service firms to enforce CC&Rs. Motion passed. (Fred is volunteered to lead the search).

Landscaping – Myrt Nelson

Myrt introduced members of her landscaping committee. Aging trees in the development have become a significant problem. Trees, lighting, sod, irrigation are all interconnected issues. Trees destroyed by accidents or by natural causes are not being replaced until a master plan is created with input received from the City.

The contract with Signature Landscaping was not renewed in March and we have gone back to Telganoff Landscaping. Signature was not living up to the commitments outlined in their original proposal. Telganoff will be on-site Wednesdays, Thursdays and Fridays.

Myrt welcomed any volunteers who may want to join the Landscaping Committee.

Treasurer – Jay Willenberg

Jay Willenberg presented the financial status for the 242-home HOA, describing the expenses and income for the past year and capital reserves requirements. Our current capital reserve is at \$155,000. The HOA dues have not been increased since 2005.

Motion moved and seconded to approve the proposed budget, including a \$15 per quarter increase in dues. Motion passed.

Motion moved and seconded to get a review of the financial statements instead of a full audit. Motion passed.

Board Elections

The homeowners present elected the following Board members:

President	Ryan Heiberg
Vice President	Mark Potensky
Treasurer	Jay Willenberg
Secretary	Leslie Inaba
ACC	Bob Wilburn
CC&R	OPEN (management company)
Government	Suzette DeButts
Landscaping	Myrt Nelson
Electrical & Lighting	Marty Nelson
NGPE	John Bryon
Newsletter	Connie Hanson
Social	Marty Nelson
Waterfalls/Lakes	Jerry Lilly
Website	Charles Hayden
Past President	Peter Roppo

The meeting was adjourned at 9:15 pm.