

Montreux HOA Annual Meeting
Wednesday, April 22, 2015
7:00 - 9:15 pm
Lewis Creek Center

Board Members present: Ryan Heiberg, Mark Potensky, Jay Willenberg, Charles Hayden, Jerry Lilly, Marty Nelson, Myrt Nelson, John Bryon, Bob Wilburn, Peter Roppo, Leslie Inaba, Ali Tamblyn, Alice Chen

42 homeowners were in attendance, including Board Members.

Ryan Heiberg, current president, conducted the meeting. The meeting started at 7:10.

Issaquah Chief of Police, Scott Behrbaum, addressed the homeowners:

- Philosophies
 - Help first, but hold accountable
 - Build relationships in the community
 - Be a full-service department
- 3 business lines (65 headcount)
 - Patrol (35 police officers—~1 officer per 1,000 residents)
 - 911 dispatch center
 - Jail (70 misdemeanor beds)
- Creating a new Community Resource Officer position
 - Work with homeowners to identify problems
 - Identify areas with higher crisis rates and work to achieve longer-term solutions
 - By end of 2015, hope to have more volunteer opportunities
- “See something, Say something”
 - Montreux residents do a good job identifying potential threats / crimes
 - He wants his officers to follow-up with 911-callers about actions taken to calls received and outcomes
 - Be sure to report ALL crimes and attempted crimes, even when something may not be missing
- Crimes reported in Montreux
 - Burglary – 1 reported in 2014; 1 reported in 2015 (nothing reported missing)
 - Attempted burglary – 1 reported in 2015
 - Vehicle prowls - <10 in 2014; 6 in 2015
 - **As weather gets nicer, be cognizant of open windows, crimes of opportunity**
- Felony crime rate
 - Vehicle theft going up on the Eastside
 - Fraud / identity theft going up across King County
 - Burglaries going down

- Violent crimes virtually nonexistent in Issaquah
- GPS capabilities have evolved—911 dispatchers can triangulate your location to within ~50 yards if calling from a cell phone
- Solicitors
 - Solicitors are supposed to have a permit from the City of Issaquah
 - Call 911 if you suspect suspicious activity
 - Make sure you let solicitors know you are home—you can talk through the door without opening it
- Beggars / panhandling
 - City has an ordinance, but restricts panhandling in specific geographic areas (mainly freeway on-ramps and off-ramps)
 - Intersection by Costco is not impacted by the ordinance (partially private property)
 - Across King County, police departments are trying to increase outreach programs trying to assist these individuals
 - Would rather see people donate to non-profits than directly to panhandlers
- 25 mph speed limit on Village Park Dr
 - Speed limit has been previously discussed by the city
 - Sight lines, engineering studies, etc need to be considered before any changes are made (note: homeowners disagreed on whether or not speed should remain the same or increased)
- Speed camera near Issaquah High School installed in 2009
 - Number of vehicles crossing the intersection has increased
 - Number of overall violations have decreased
 - Number of collisions have decreased
- Community resources:
 - Trackmole.com – free online service to enter personal serial numbers; law enforcement has access to the information if items are stolen
 - Next door – social media platform for neighborhoods
 - City of Issaquah – crime maps

Reports by the committees were provided:

Treasurer – Jay Willenberg

Jay Willenberg presented the financial status for the 240-home HOA, describing the expenses and income for the past year and capital reserves requirements. Our current capital reserve is at \$155,000. Historically, the HOA has only lost money on two past due accounts.

Motion moved and seconded to approve the proposed budget. Motion passed.

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

CC&Rs – Ryan Heiberg

Ryan is stepping down as President and filling the role of CCRs. The Board did not have an official CC&R compliance policy until middle of last year. The Board now has the authority to do so. Ryan wants the Board to be in the position where someone can report a violation and action can be taken like clockwork.

Electrical – Marty Nelson

Marty will be stepping down as Electrical Chair, and the position is currently vacant. We have a good contractor supporting us on the electrical aspects. The ground-lights in the neighborhood are at the end of their useful life; however, what to do next with them is on hold until a major landscaping plan is developed. LED lights in waterproof boxes are likely the way to go; however, finding a viable solution has been difficult.

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.

A new fountain on Lake F was installed in October 2014 (\$13,000)—the cost for this is born by the homeowners living on the lake. The City inspected our lakes in August 2013. Problems were fixed for \$2,200.

Both waterfalls are in good working condition. Brand new pumps were installed in both waterfalls in 2012 and 2013. They have an auto-refill system and run from 6am-11pm daily. They also turn off automatically in freezing weather. Average water cost for both waterfalls is \$150 per month. Waterfall repairs and maintenance were ~\$5,000 in 2014.

Native Growth Protection and Trees – John Bryon

John explained the details of the Native Growth Protection area, which surround Montreux. Montreux owns the land, but 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. Homes with a view corridor should contact John before doing any tree maintenance to ensure compliance.

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., painting, new roofs, fences, remodeling, major landscaping, storage sheds, generators, etc). Bob tries to respond promptly to all requests.

Secretary – Leslie Inaba

Leslie mentioned if anyone has any directory changes to please let her know.

Landscaping – Myrt Nelson

Myrt is stepping down as Landscaping Chair. Bob Anderson will be her replacement.

We have a new landscape company—Northwest Landscaping (NWL). They purchased Telganoff Landscaping (previous landscapers), but the Board did go out to bid before signing with NWL. Irrigation for the year has begun. Color-plantings will go in next week. Hillsides will be mowed in May and September. Mowing is done to prevent the grass from getting too long (making it difficult to mow) and to prevent wasp nests—sorry to those who love the wildflowers!

Board Elections

The homeowners present elected the following Board members:

President	Mark Potensky
Vice President	VACANT
Treasurer	Jay Willenberg
Secretary	Leslie Inaba
ACC	Bob Wilburn
CC&R	Ryan Heiberg
Landscaping & Irrigation	Bob Anderson
Electrical & Lighting	VACANT
NGPE	John Bryon
Waterfalls/Lakes	Jerry Lilly
Newsletter	Christina England
Social	Ali Tamblyn
Website	Charles Hayden
Government Affairs	Alice Chen
Past President	Peter Roppo

The meeting was adjourned at 8:55 pm.