

Montreux HOA Annual Meeting
Wednesday, April 27, 2016
7:00 - 9:00 pm
Lewis Creek Center

Board Members Present: Mark Potensky, Phil Safel, Jay Willenberg, Jerry Lilly, Bob Anderson, Ken England, John Bryon, Ali Tamblyn, Leslie Inaba, Charles Hayden, Peter Roppo, Alice Chen

Board Members Absent: Christina England, Bob Wilburn, Ryan Heiberg

~40 homeowners were in attendance, including Board Members.

Mark Potensky, President

Mark opened the meeting at 7:05

Scott Behrbaum, City of Issaquah Chief of Police

- Many new changes within the department since he took over as chief 2 years ago, including Community Resource Officer – Troy Kemp
- Grant received for 2 additional police officers (one focused on residential and one focused on commercial properties)
- 37 officers at full capacity in the department (1 current vacancy); 24 usually on patrol divided into 4 squads
- They want people to call and report suspicious activity; call 911 or the business line (425) 837-3200
- Common techniques for breaking in:
 - Knocking on the door, Monday-Friday, day time, looking for packages left on doorstep and other signs no one is home
 - Nighttime: looking for open garage doors
 - Talk through the door; you don't need to open the door
- YTD crime statistics
 - Since the beginning of 2016, Montreux has had 3 burglaries reported to police; 5 vehicle prowls/thefts
 - In the city: 31 burglaries; ~500 car prowls (~70% the result of unlocked vehicles)
- City is interested in getting active on NextDoor; however, it is not live
- Issaquah is working closely with vicinity police departments to report and share crime data
- Theft recovery efforts aided by registering technology (i.e., serial numbers, location finders)
- Surveillance video systems are helpful for matching burglary and possession of stolen property
 - It is better to have cameras at eye-level or from ground-up
- House break-ins and what is considered "self-defense"
 - Self defense is when you feel like you are imminent danger

- Police look at situations in totality, all circumstances
- It is not self-defense, if someone has broken into a house and have their back turned in the process of leaving the house (not an imminent threat)
- Issaquah Police response times
 - 3-3.5 minutes average response time for high priority emergencies
 - 18-20 minutes average response time for lower priority emergencies
- Eastside Fire & Rescue response times are quick too
 - Closest station is off of 900 near the Park N Ride
- Calling 911
 - When we dial 911 from a landline, it will go directly to the Issaquah dispatch downtown
 - From cell phone, it will go to State Patrol / King County first, then transferred to Issaquah dispatch (takes ~15 seconds to transfer to Issaquah)
- Block Watches
 - Trying to evolve the programs and also trying to resolve public record access requests (Seattle example), so it doesn't deter people from volunteering for Block Watch
- Keep reporting incidents
 - Sleeping in cars; camping
 - While not illegal, police will try to continue outreach services

Dave Favour, City of Issaquah Deputy Director of Development Services

- Trees
 - Trees are a valuable element to the city and needs to be balanced with growth
 - Tree notification removal form on the city website
 - Homeowners can remove 2 trees per year up to 30 inches in diameter
 - If going above 2 trees, certified arborist has to make an assessment
 - If you have questions, contact John Bryon (NPGE Chair)
- Newport Way Development
 - Active projects list – they are all on the Issaquah website
 - Multi-family residences (2-3 story buildings and 4-5 story); 400 units
 - Senior housing 250 development
 - 2 past Sammamish Point
 - 30 unit townhouse
 - On the right-side before Legacy; 80 single family homes—road may potentially connect to Talus
 - Emergency access road for the 400 unit by Arena Sports
 - Everything else will feed onto Newport Way
 - City is working on plans to expand Newport Way
 - Sidewalks on both sides
 - Fit transit
 - And bicycles
- 60th Street (above Montreux)

- City wants to keep it rural and not annex the area

Reports by the committees were provided:

Mark Potensky, President

- Volunteer board to ensure our neighborhood maintains its beauty; looking for homeowners to join – open positions include Vice President and Secretary
- Todd Elliott volunteered to be the new Vice President
- Accomplishments
 - Gilman property was sold; illegal tree removal was settled with the sellers of the home
 - Vacant house on Lac Leman is now being addressed; within a month or two it should be on the market
 - Few delinquencies are being worked out with one open legal issue
 - Trees being hit along Village Park Dr (VPD)
 - In one instance, the Board found out the responsible party and the HOA was reimbursed for the \$2,500 replacement costs

Phil Saffel, Vice President

Phil provided a few brief remarks and looks forward to becoming the new President.

Jay Willenberg, Treasurer

Jay recognized Rosemary Freeman, who was the HOA's bookkeeper for 20+ years and recently retired. He also introduced Blyth Claeys, who is the HOA's new bookkeeper.

He 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. It was discussed that the Board will review the Bylaws and propose a full financial audit should be performed every 10 years.

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.

Bob Anderson, Landscaping

Bob provided a landscaping update. NLS has been our landscaper for the past year. Did a good job over the summer, but were not up to par in the fall when the leaves fell.

- 21 maple trees replaced. The average life for the maple trees in their current environment is 15-20 years, so there will need to be a continuous cycle for replacing all of the trees eventually.
- ~50 arbutus replaced. Concerns were raised about the smaller size of the replacements. Bob will inquire.

- Curb/gutter and sidewalks along VPD will be pressure washed to remove moss within the next few weeks.
- Flower plantings (3-4 per year); another planting will happen before the summer.

Jerry Lilly, Ponds & Waterfalls

Jerry relies on feedback from the homeowners to let him know when there are problems with the lakes. Ponds are in great condition per inspection performed in 2013. Waterfalls are working well since replacing the pumps several years ago. The waterfalls did use more water this year due to the dry summer.

Ken England, Electrical

Ken provided an electrical update. When he assumed the position, the electrical contractor was neglecting repairs. Approximately 70% of the lights were out. He will be conducting another full assessment of the lighting system, and will be drafting a plan for a lighting system overhaul.

John Bryon, NGPE

John provided a brief reminder on NGPE guidance and tree removals.

Board Elections

The homeowners present elected the following Board members:

President	Phil Saffel
Vice President	Todd Elliott
Treasurer	Jay Willenberg
Secretary	Mary Cao
ACC	Bob Wilburn
CC&R	Ryan Heiberg
Landscaping & Irrigation	Bob Anderson
Electrical & Lighting	Ken England
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 9:20 pm.