

## Montreux Homeowners Association

### Meeting Minutes

Date: 6/5/2019

Time: 7pm

#### Attendees from Board:

Ryan Heiberg (CC&Rs)	Hamid Koohpai – Landscaping
John Rydell (last year's President)	Peter Roppo (Natural Growth Protection)
John Bryon (Architectural Standards)	Jerry Lilly – Ponds, Waterfalls, Electrical
Atika Scott de Martinville (Vice President)	Charles Hayden (website)
Donna Whitehead (Secretary)	Susan Glicksberg (Government Affairs)

#### Attending via phone:

Anthony Villante, President	
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#### Absent:

Ali Tamblyn (Social Chair)	Jay Willenberg (Treasurer)
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#### Homeowners attending:

Jim Shaw	Marylin Harbach
Frank Yandrasits	

#### Quorum:

Established

#### Review of last meeting's minutes

Last Month's Meeting Minutes, move to approve as amended

- Received unanimous approval

**Treasurer's report**

Jay Willenberg was unable to attend the meeting due to a conflict

He provided the HOA Financials for board review via email prior to the meeting

It was decided to postpone this month's financial review until next meeting when Jay is able to be present for questions and additional detail

**Peter Roppo – NGPE**

Trac J on Lac Lemman winter flooding issue: discussion took place that this action item resides under the NGPE Chairperson's responsibility as this directly impacts the NGPE and requires City of Issaquah approval. John Bryon indicated that they had met with the City to discuss the plan and to provide a proposal for remediation of the flooding issues for the homeowner's property.

Remediation work on the dead trees around Montreux: three companies asked to bid – one company is walking the area tomorrow with Peter and then will provide a bid next week.

Reforestation of the green belt area that was cut: will identify an arborist and a landscape company for the reforestation work. This work is next on the list.

Q: Will we be planting little trees or big trees?

A: That will be up to the arborist to decide.

Q: Who pays for that?

A: We recovered the money from the owner who did the cutting?

**Action:** please put any potential actions and costs on the tracker.

**Hamid Koohpai: Landscaping**

May 14 was able to meet with Plantscapes. Met with main landscaping supervisor. Discussed some of the issues that needed addressing, esp the irrigation schedule. The irrigation system is repaired as Plantscapes have man-power available. It was discussed that the lakeside area is NGPE and is not Plantscapes responsibility.

Discussion on how to make sure that Hamid is the first point of contact with Plantscapes and they believe that he has the authority to represent the Board.

**Action:** John Bryon and Hamid will meet separately to make sure Plantscapes are fully apprised of the situation.

Discussion on the monthly \$5k amount spent with Plantscapes for irrigation.

**Action:** formalize the item list for Plantscapes and share with the Board

Discussion on whether we need to explore options of other landscaping companies to understand what other alternatives there are. Board felt strongly that Montreux should be happy with Plantscapes work.

Jerry Lilly raised question on who owns the cleaning and pruning around the waterfall area.

**Action:** John Bryon / Hamid will understand where the issues are and speak with Plantscapes to include the area in their work.

### **John Bryon: Architectural**

A homeowner has proposed some work which John has approved

### **Ryan Heiberg: CC&R**

Discussion on how to get in touch with owners when the house is rented. Discussion on properties that need to take better care of their property and how to deal with them. List of properties was created that Ryan will take action on.

**Action:** Ryan will follow the Board-agreed process on how to deal with minor violations of the CC&Rs. The process is documented and is published on the Montreux website.

**Action:** Ryan is creating a tracking spreadsheet in order to understand which properties are in the process and whereabouts in the process they are.

**Action:** Anthony will work with Jim to create a form to publish on the website that homeowners can use in order to raise CC&R issues

### **Jerry Lilly: Waterfall**

Waterfalls: pump has not been working; it's been repaired and is ready to be re-installed.

Question for the Board: do we want to pressure wash the waterfall while there's no water in the water fall.

Board passed the motion that we get the waterfall pressure washed while there's no water in the waterfall.

N.B.: there is a leak in the waterfall and that will be fixed before the pump is reinstalled.

Lakes: results of a survey of all homeowners by the lakes.

Discussion on who owns the fountains on the lakes. If the HOA owns the fountains then the Board would decide on issues such as maintenance schedules.

**Action:** Anthony will work to understand who owns the pumps that work the fountains in Montreux

It was pointed out that some areas around the lakes are designated NGPE and we need to be careful how we treat those areas.

**Action:** Peter will work to find out how to "un-designate" land currently designated as NGPE.

Jerry raised whether he should be the Board member responsible for the lakes given that he doesn't live on the lakes. Discussion on what is required to do the job. Jerry is willing to keep doing the role but recommends someone who lives on a lake takes the role

Frank Yandrasits (homeowner from Lake E) asked what is involved in being the Board member responsible for the lakes. He will represent Lake E but not all the Montreux lakes.

Board put forward the motion that it adopts a five year maintenance schedule for the fountains until such a time it's decided that the HOA are not the owner of the fountains.

All but one Board member present voted to adopt the motion.

Discussed the history of the noise of Lake E fountain. The survey of homeowners showed that nearly all the homeowners liked the noise of the fountain except one. Discussed options for remediation including moving the fountain, altering the operational hours of the fountain, or other solutions.

Documents representing all party's opinions were passed round to the Board and are available to view online.

**Action:** arrange a side discussion with the appropriate parties and Anthony (the HOA President)

**Ali Tamblyn: Social**     *Ali was absent from the meeting but sent the following updates:*

Garage sale: directional arrows will be put out at the entrance to every street where I know we have a participating home on Friday evening. The A-board that is just past Alpen Glow will be put at the bottom of Village Park Drive.

Block Party: I have made the reservation for the block party and have the contract for review which I will do this week and make a 50% deposit

#### **Government Affairs: Susan**

Property is for sale to the south of Montreux across 60<sup>th</sup> where multiple houses could be built. Need to make sure the drainage

Met with Community officer and Ryan Smith (community outreach officer for Issaquah Police). Suggested we invite the Issaquah council members, Mayor and members of the police force to the block party.

**Action:** Susan to extend the invite

The community officers suggested we link to the city's website from the Montreux website.

**Action:** Charles / Susan to investigate

Susan is in touch with the person who is responsible for SERTS. Will continue to maintain the relationship and when appropriate, discuss Montreux participation.

New HOA Board members list is produced.

**Action:** new meeting schedule will also be produced by John)

**Action:** Charles will post both documents on the website

Donna (Secretary) will manage the approval process for the minutes. Request to all Board members to use track changes for any amendments. With substantial changes, please send via email to the Donna.

**Next meeting:** July 10

Meeting concluded 9:18pm