

Montreux Homeowners Association Meeting Minutes

Date: 9/4/2019

Venue: Town and Country Stores, Lakemont

Attendees from Board:

Donna Whitehead (Secretary)	Jay Willenberg (Treasurer)
Jerry Lilly – Ponds, Waterfalls, Electrical	Susan Glicksberg (Government Affairs)
	Ali Mills (formerly Tamblyn) (Social Chair)

Attending via phone:

Peter Roppo (Natural Growth Protection)	Anthony Vilante (President)
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Absent:

Hamid Koochpai (landscaping)	Atika Scott de Martinville (Vice President)
John Rydell (outgoing President)	Ryan Heiberg (CC&Rs)
Charles Hayden (website)	John Bryon (Landscaping, Architectural Standards)

Homeowners attending:

Joyce Stewart	Barb Cosgrove
Jim Shaw	

Quorum:

Yes - 7 Board members are attending

Homeowners Issues

None other than the ongoing issues around Lake E (discussed later in the minutes)

Architectural report

Board member absent for this issue

CC&R report

Board member absent for this issue

Treasurer's report

Jay proposed the budget. [

Budget is very close to previous year's budgets

- Jerry – moved to approve the budget
- Ali – seconded the motion
- Budget was passed with 7 ayes

Jay shared the Profit and Loss Previous Year Comparison document for review (posted to the website).

Landscaping report

Board member absent for this issue

There's been some vandalism on some arbor vitae plants. We are investigating the issue

Tansy Ragwort has all been removed from NGPE area near Lake E and beyond

NGPE - Peter

The removal of dead trees is going ahead in the next month and so will incur a cost

Waterfalls - Jerry

Waterfalls have been cleaned and the pump was repaired. Upgraded the monitoring system and the waterfalls are working fine.

We need to do some work on upgrading our ability to monitor leakage from waterfall.

Ponds and fountains: report from Frank was read out loud to the meeting. Text from the report is inserted below:

Lake Maintenance

NW Aquatic Eco-Systems is scheduled to visit the Montreux lakes the weekend of September 7th, 2019. They will treat the lakes (we think) and remove select unwanted vegetation:

- Lake E: much of the vegetation has already been removed by lake residents. Remaining vegetation to be removed, except for small amount of bulrush plants in two locations and green ferns growing in the rock wall.
- Lake F: happy with the status of their lake (per Jay Willenburg). They like the cattails and would like to keep them in the lake.
- Lake H: per guidance from Jon Greene to Jerry Lilly in email dated 7-12-19, keep the cattails (except for last year's dead growth) and remove other vegetation. We will also keep the green ferns growing in the rockery, but remove last year's dead growth.

Common Areas

- Lake E: Still waiting for input from City of Issaquah regarding NGPE classification of the common area. Tree removal and other clean-up has already started in this area. Plantscapes removed ragwort weeds from the common area and in the easement of one residence abutting Lake E.
- Lake F: No issues reported.
- Lake H: No issues reported.

Water Level

Need board approval to re-establish the "committee of three Owners" for monitoring and controlling the required water level for each of the lakes, per section 6.2.7.

That said, no issues with water level have been reported at this time.

Fountains

- Lake E: Residents met on July 20th with Anthony Vilante to discuss fountain noise concerns and options. At Anthony's request, meeting minutes were published to Lake E residents and HOA Board (email dated July 21, 2019). These minutes were reviewed and approved by Anthony prior to publishing. An experiment with floating fabric was conducted by Jerry Lilly and Frank Yandrasits on August 31st with mixed results (results sent to Lake E residents in email dated Sept 1, 2019). Backflows Northwest is scheduled to perform a shore-side inspection of the fountain pump on Sept 5th to investigate possible noise sources.
- Lake F: No issues reported
- Lake H: Three of four lights have been out since early 2018.

Lake Captains are needed to represent each Montreux lake. We need to check if each name below will be a Lake Captain:

- Frank Yandrakis (for Lake E)
- John Green (for Lake H)
- Jay Willenberg (for Lake F)

They would not be voting Board members – they would report to Jerry.

- Ali proposed a motion to agree to the Lake Captain committee as presented in the proposal by Frank.
- Susan seconded the motion.
- Motion passed with 7 ayes

Discussion on the possible solutions for the noise issue of Lake E:

- 1) Using material to cover the lake. Worries about whether the material will solve the problem, as well as maintenance issues for the material.
- 2) Reducing the horsepower of the pump.
- 3) Combining both solutions

Jerry will continue to investigate possible solutions to make sure that we're in compliance with the City of Issaquah's noise levels

Question from Jay: can any of this be a capital expense?

Answer: some of the new equipment could be, but not the cleaning as it's a regular occurrence.

Social report - Ali

We are all set for the Block Party

We have prizes for the kid's raffle, all shopping has been done, Honey Bucket is ordered, bounce house, kids face painting. Jay, Joyce, Susan all volunteered to help setting up.

We have a volunteer to man the registration table and to act as DJ.

Government affairs report

Susan has invited the current council members (and the Mayor) to the block Party

Reports and documents introduced

Naturally falling trees: a revised Washington State code on naturally falling trees was shared for information with the Board.

Montreux directory: last issued one in 2014. Ali Mills (formerly Tamblyn) has offered to update the details of homeowners and create a new directory. She will sponsor the creation of the directory.

Meeting adjourned 8:15pm