

## Montreux Homeowners Association Meeting Minutes

Date: 2<sup>nd</sup> Oct 2019

Venue: Lakemont Stores

### Attendees from Board:

Anthony Vilante (President)	Jay Willenberg (Treasurer)
John Bryon (Architectural Standards)	Ali Tamblyn (Social Chair)
Jerry Lilly – (Ponds, Waterfalls, Electrical)	Charles Hayden (website)
Donna Whitehead (Secretary)	Hamid Koohpai (Landscaping)

### Attending via phone:

Peter Roppo (Natural Growth Protection)	
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### Absent:

Atika Scott de Martinville (Vice President)	Ryan Heiberg (CC&Rs)
Susan Glicksberg (Government Affairs)	

### Homeowners attending:

Jim Shaw	Judy Norman
Joyce Stewart	

### Treasurer's report

Balance Sheet as of September 30 2019 was passed around for review and discussion.

We've paid over \$100k in landscaping costs so far this year, but we'll have at least 3 more bills before the end of the calendar year.

Discussed whether any cost cutting measures were possible – but it would be very difficult at this stage in the year.

### **Landscaping report**

Discussion on **irrigation costs** and whether we should consider looking for general contractors to give us a set price per month on irrigation work for next calendar year onwards. Difficulty is that irrigation contractors find it difficult to forecast costs accurately given that the problems are usually underground and therefore unseen.

Concern raised about whether it's beneficial to have one company that oversees both landscaping and irrigation in order to prevent any miscommunication between companies.

Decision made to investigate whether it's possible and whether hiring a new contractor would save money. Welcome recommendations for potential contractors to work with – pass on to Hamid.

Discussion on **removal of Tansy Ragwort** by Plantscapes. Plantscapes suggested that the area be covered with anti-weed material and bark for a few years in order to eradicate the noxious plant.

Hamid requested approval from the Board to pay the bill as the work was authorized by a non-Board member while Hamid was on vacation. Anthony agreed to approve the bill.

**Landscaping irrigation** damage caused by a traffic accident – we received the insurance cheque and Hamid passed it to Jay.

Village Park Drive – we have a total of **14 arborvitaes to replace** due to vandalism and dying trees. Hamid has found a contractor to do the work that will be cheaper than using Plantscapes. The Board want to make sure that they are licensed, insured and the trees will be warranted. Recommend that we match the tree height to the existing trees to aesthetic reasons. Motion was proposed by Jerry and seconded by Ali. Motion passed to use new contractor.

Worked with contractor and Plantscapes to identify **30 trees on Village Park Drive that are dead or dying**. (12 are dead, rest need trimming). Trees are declining, dying due to Verticillium wilt. Cost to remove them or trim them (as necessary) is quoted at \$7k. Replacement costs are not yet quoted for.

Unfortunately, someone has removed the ribbon marking from the identified trees, so the exercise needs to be repeated, but it's harder now it's fall and the leaves are falling. However, there's a discount for employing them in the low season. Discussion over the terms of the contract so that there's a retention in the contract to cover any damage done during the work.

Need to make sure that we discuss the work with the City of Issaquah before any work is started to check whether we need a permit.

Agreed by the Board that we will replace the dead trees and get a quote from the contractor for the cost. Crucial we get this done asap before the weather becomes too cold.

Proposal from Plantscapes to replace sidewalk sod between two houses on Montreux Drive. Hamid proposes to do this work in spring when it's warmer weather.

Discussion on **Holiday Lights** to decorate Montreux during December.

Action: Jay to find the contractor and Board member who worked on the lights last year.

### **Architectural**

A homeowner has extended a fence that looks like it's gone into the NGPE. Owner has been contacted to resolve the issue but is currently non-responsive. Board does not want to cover the cost of a surveyor to define where the boundaries should be. If it is a violation and a surveyor is required, the charge should be on the homeowner.

### **Waterfalls, Fountains and Lakes**

#### **Lake Maintenance** (Reference Section 6.2.7)

- Vegetation removal on all three Lakes: Northwest Aquatic Eco-Systems (NWAES) has been scheduled twice (8/17/19, and 9/8/19) and have cancelled twice. They are currently planning to visit Montreux on Friday, October 4<sup>th</sup>.

#### **Common Areas**

- Lake E: Help Needed – Still awaiting response to June 2019 action item to de-designate the Lake E common area as NGPE so maintenance can be performed. Frank Yandrasits provided information to Peter Roppo (NGPE) and Hamid Koohpai (Landscaping).
- Lake F and Lake H: No issues reported.

#### **Water Level** (Reference Section 6.2.7)

- At the September meeting the HOA Board approved re-forming the "committee of three Owners" for monitoring and controlling the required water level for each of the lakes, per section 6.2.7.
- No issues reported.

#### **Easements** (Reference Section 6.2.7)

- Lake E: To facilitate maintenance access around the Lake E, residents have been pruning back HOA-approved landscaping in the 10-foot easement which has become overgrown over the years. Resolution of the NGPE-designated common area is also required to support the easement requirement around Lake E.

- Lake F and Lake H: No issues reported.

#### **Fountains** (Reference Section 6.2.8)

- Lake E: Fountain is currently operating 15 minutes every hour to be compliant with City of Issaquah Noise ordinance. A shore-side inspection and maintenance were conducted by Chris Sutton (authorized repair dealer) with much debris removed from the spray nozzles. A 2HP motor unit has been ordered and is planned to be installed on Friday, October 11<sup>th</sup>. Acoustic measurements will be taken to see if this resolves the noise issue. (Note: the 3HP motor unit will be retained as a spare for Lake F fountains, or for reinstallation in Lake E in the future.) Also, on October 1<sup>st</sup> someone tampered with the fountain timer on/off switches. It has been re-set.
- Lake F: No issues
- Lake H: Three of four lights have been out since last summer. We will attempt to have Chris Sutton fix these lights on October 11<sup>th</sup> will he is here for Lake E fountain work.

#### **Lighting**

Concerned that there's a lot of light bulbs not working on Village Park Drive. Every light has a number on it, so request is to note the bulbs not working so they can be replaced.

#### **Waterfall**

Currently running a leak test on the waterfall. It will be turned back on soon.  
No other problems reported.

Ongoing issue of noise of the fountain is still being worked on.

#### **Social**

Block party was well received.

#### **President**

We want to post a proxy voting form on to the HOA website for homeowners to be able to vote in the AGM. Need to work out the process for using the proxy form and then communicate it to homeowners.

Discussion on **electric generators** and the HOA's policy around these. CC&R does not directly address Home generators. Their installation need to meet the requirement(s) of a. City of Issaquah (i.e., Permit, if necessary), b. Montreux HOA Architectural requirement, c. Noise level ordinance (if applicable) and set back requirements. It is the responsibility of the home owner to contact both Montreux HOA board and city of Issaquah to ensure all requirements are complied with.

**Reports and documents introduced**

Montreux Balance Sheet as of September 30 2019