

**Montreux Homeowners Association**

**Community Annual General Meeting Minutes**

Wednesday April 24<sup>th</sup> 2019

Lewis Creek Park Exhibition Hall

**Attendees from Board:**

Ryan Heiberg (CC&Rs)	Jay Willenberg (Treasurer)
John Rydell (outgoing President)	Peter Roppo (Natural Growth Protection)
John Bryon (Landscaping, Architectural Standards)	Ali Tamblyn (Social Chair)
Atika Scott de Martinville (Vice President)	Charles Hayden (website)
Donna Whitehead (Secretary)	Susan Glicksberg (Government Affairs)

**Absent from Board:**

Jerry Lilly – Ponds, Waterfalls, Electrical	

**Guest Speaker**

Mary Lou Pauly (City of Issaquah mayor)

Lesan Gouge (Neighborhood Engagement Co-Ordinator)

Members of the Montreux neighborhood

## **General Discussion and Committee Updates**

### **7:07 – Meeting started** - President's Opening Remarks

Announced this was his last meeting

Mayor + Lesan introduced

Reviewed agenda

### **7:10 - Mayor's remarks**

Lesan is the Neighborhood Engagement Coordinator. Great point of contact for all kinds of things that are local. Keep in touch with her so that we can let Mayor know through her when she is needed at meeting.

If you want to keep in touch with the City:

- 1) Notify Me link on website. Pick topics (e.g. traffic) and get automatic updates on that topic
  - 2) Weekly email newsletter "Issaquah Insider" – public engagement opportunities, what's going on in the City. Comes out every Friday. Sign up for it on website
- WSDOT plan to add lanes to I90 – planning on turning the shoulders to lanes this summer. Issaquah City is hoping to create a SouthCove connector trail so WSDOT is giving a piece of land towards that goal.
  - Costco is expanding their HQ. 9 story office building and 10 story parking garage in their current site. Will move 1600 jobs back to Issaquah
  - Talus – the school district purchased the property at the bottom of the hill for a new middle school. Have a permit to create 4 new schools in total. 1 x Sammamish, 1 x Talus, 2 x Providence Point.
  - Council just about to vote on adopting the first strategic plan for the City. Believe it will bring focus and discipline to our decision making. 6 x strategic goals

- Cougar Mountain – the “Save Cougar Mountain” campaign. There was a proposal for a subdivision for new houses. City, plus many other orgs worked to purchase the property a month ago so that it can control the development – will be trail and open space instead of houses. Trying to secure grants from the state and others to contribute towards the budget and bring down the cost.
- Status of Newport Way – there are 2 sections that are not yet developed. The projects have always been on the list to develop those streets with curb side etc. However, very expensive to do so and haven’t had the funding. The City has approved the preliminary decision and are asking for funding to complete the final design. Mayor believes that when the projects are done we should be walking away and not doing any more development.
- Training that the City provides: CERT training for what happens if there’s an emergency (earthquake etc). Our City has 600 people trained to respond in an emergency. Suggest we look at it and think about it for our neighborhood.

**Questions from meeting attendees:**

Q: What was the deal with the accounting department and their inability to balance the budget?

A: Auditing on financial reports has been a very slow upgrade process from paper to software. There’s no issues with fraud or losing money, it’s issues with the formatting on the financial reporting. The City has hired a consulting firm to guide them.

Q: Noticed the last few days along Newport Way they’re pushing against the back fences of some properties. Can you comment?

A: When a developer comes in they have to pay for all the work on the property – curb, landscaping, guttering. The work is to do with that. Need to make sure that the trees thrive to protect the houses from the road.

Q: Referring to the elementary school in Talus. The land was originally zoned for a 9 story building. How many stories will it be?

A: I will send the Board a rendering. Guessing about 4 stories.

Q: The new school will be right next to State Road 900. Will there be any traffic changes?

A: The onus is on the school to prove that they will not impact the traffic and the road. Most buses will be coming from May Valley.

Q: Is Newport Way under your jurisdiction? Who designed the traffic circle?

A: Yes. The developer is responsible for it. It's designed like that to slow you down. Original design had a huge taking from the existing property, so this design changed that. Roundabouts are supposed to slow you down. They are putting in permanent lighting to ensure it's lit to the requirements of the law.

Lesan will share the final concept plan with the Board as we're not making it wider. It will have curbs, sidewalks, lane, bike lane. Won't be constructed for 2 – 3 years.

Q: I believe you are a solar energy user. Can you give us an update?

A: Mayor installed a really small system on the side of the house. Her combined bill in September was \$7 (if you participate in a program where you're able to get a pretty good price and get rebates). Willenberg (Treasurer) said that he thinks that state law allows solar panels. (see RCW [64.38.055](#)). This would have to be addressed by the ACC

Q: What's the status of the parking lot on the trailhead on Newport

A: Hasn't applied for permitting. Not scheduled for construction this summer.

Lesan will give us an update via the Board.

If you think of other Qs, please send them on to Lesan. We'd like to develop a relationship, not just come once a year.

Member of Montreux neighborhood raised the point that the snow plough and the sweepers did an excellent job throughout the snowstorms.

## **Current Board Member Report**

**7:38pm Jay – Treasurer** (See presentation [here](#))

Q: Capital expenditure – does that include tree replacement?

A: If it's a young tree, its landscaping, if its an old tree, it's capital expense

Q: What would the management company proposal do to this budget?

A: We don't need a budget increase to on this year's budget. We would do for next year's budget.

Q: NGPE – is there a capital amount allowed for it?

A: We have never had one. Resident cut some trees down without permit and was fined \$88,000 by the City and \$30,000 to the HOA. We have a slush fund that isn't specifically allocated to anything.

Q: Is there a Liabilities and Equities section?

A: We can send it to you.

This year the Treasurer is asking for a full audit of the accounts.

## **7:52 Peter Roppo NGPE**

NGPE – do not cut trees down. The City is taking it very seriously and the fines are very large. If trees are posing a hazard, please contact Peter.

Q: If there was a home fire that made the forest catch on fire, who would be liable and how would we re-populate the forest?

If natural things that happen to the trees, that's part of the lifecycle. HOA has liability insurance for damage to homes by trees. Our development is about 250 acres and most of it is forest. There'll be some proactive work to prevent damage by the natural lifecycle.

Q: Do we have any designated view corridors?

A: Some lots have designated view corridors in their title and a trimming process can be done at the lot owners' expense. Easiest option to find out where they are might be to pull your title report. The houses are really on one side of Montreux – the even numbers of Montreux Drive. They have a grandfathered in view corridor.

Q: The trees that are designated as need to come down – will they be taken care of this year?

A: We are going to the 2-3 largest companies as the smaller ones couldn't do the work. In the CC&Rs there are provisions for those costs to be reapportioned back to those homes. Either that, or the HOA will absorb it. There's no specific line item for it in the budget – it would come from the capital work bucket.

Q: Hasn't it already been assessed?

A: Yes, but it was over a year ago. One of the outcomes is that we agreed with the City that we would put an arborist on retainer to help update the sick tree list.

Q: Last year they identified 11 trees. Will they be taken out before it gets to winter?

A: Yes – we're hiring the bigger company in order to take care of it.

We had 1 very large tree come down that brought down a second tree that affected a home. But they were not tagged as sick trees. So you can also get Acts of God. We will update the process for identifying trees.

## 8:02 Ryan CC&Rs

Been on the Board since 2011 since I moved into Montreux. Joined as Vice President then became President. Now am CC&Rs and, while I'm happy to keep doing it, I don't believe that I am the best person to do the role.

Ask for your help in executing on this role. Prefer to have a conversation with people rather than follow regulations to the letter.

Q: House on the corner of Montreux Drive that is really falling into disrepair – owned by an investor.

A: That's the point I'm trying to make. Please email me with issues like that. Owned by investors can be tricky as ownership and sending notifications is not simple.

Our CC&Rs need to be revised to update some of our recent situations, but it costs a lot of money to hire a lawyer to re-write them. So I need help – please let me know about situations.

Q: There seems to be mold on the side of some houses in my street.

A: In my opinion there's a line and when you cross it I'll engage. Our rules are meant to be adhered to (we are supposed to send a preliminary notice), but generally speaking I like to knock on the door and have a conversation.

Q: Rentals. We have a rental next door and their yard is starting to look bad.

A: Unfortunately, the CC&Rs don't have any provisions to take care of issues such as multi families in a house. This is exactly the kind of situation you should email me about.

Q: New roofing materials to replace our cedar shakes. Can the roofing materials be revisited as there's now many new materials on the market.

A: If you have something in mind, send it in and we'll see if we can get it approved under the existing rules.

Q: What are the chance of ever allowing solar panels?

A: This would have to be addressed by the ACC.

Q: The CC&Rs say that 20% of members are needed to make a quorum. Does that apply to this meeting? If you don't have a quorum then do you have to keep the meeting open?

State laws require that last years minutes need to be approved at this year's meeting. Is this a valid meeting as required by State Law?

A: The meeting is valid but we can't vote

Please sign in on the sign in sheets and we will determine if there's a quorum. If there isn't then We will ask the lawyer for advice on whether this is a quorum.

It was intended to be addressed before this meeting, but other issues took precedence.

Former President stated: State Law defers to the Community Association. We can set our own quorum. If we don't have one, the State Law has one in mind. The rules of the meeting are covered by the Bye-laws, not the CC&Rs, and that is 10% = quorum.

### **8:19 Ali Tamblyn Social Chair**

I do some of the logistics behind this event. If you didn't receive an email for this event then please make sure you give me it / put it on the sign in sheets.

Garage sale – we voted at last year's meeting to have the garage sale every 2 years. We will be having is this year. Date: Saturday 8<sup>th</sup> June

Annual Block Party – Date: Saturday 8<sup>th</sup> September

Community event funded by the HOA. Often a need for help so please volunteer. Please come and please bring your neighbors.

There's no easy way to keep the Community database up to date, it's hard to do with people moving in and out.

## 8:24 John Bryon - Architectural Standards and Landscaping

If people want to put an extension on their house or build a shed, it goes through me. New roofs and the materials used, painting houses etc.

E.g.: a new roof over your patio – we would need to review a whole set of plans in order to approve it.

Retrofit to the irrigation system. Hasn't been substantially repaired or replaced since inception. Substantial expense that comes out of the capital budget. It's about \$18-20,000. Some irrigation time clocks need to be replaced.

Some small trees at the bottom of Village Park Drive need to be replaced. Identified others as well.

Landscaping – show of hands showed that people were happy with the new landscaping company.

Introduced Hamid – taking over landscaping.

Q: As you go from Bellevue to Issaquah there was some planting that died

A: We realized that there was no irrigation system there so they're not getting the sun or water, so it's throwing good money after bad. We're waiting till the irrigation system is renovated before we do any more planting.

Q: It's my understand that when the irrigation gets replaced you'll look at taking out dead trees?

A: Yes – I don't think it will be too expensive so I can commit to taking those out this year.

Q: What about the other dead trees on Champerty?

A: We've been waiting for new cedars to come in. There are also some privacy issues with taking them out and leave people's back yards exposed.

Q: Is there a time frame when a project is approved but hasn't started yet?

A: I ask for a project duration time estimation from the home-owner. I police it a little bit. *Referred to a specific house.* They need to remove the dead tree on their property.

Q: What are the chances of putting a playground in the Montreux area?

A: This has been discussed a few years ago. There is a designated area for a playground as you enter Montreux from Bellevue. We looked at provisional budgets and it was very expensive to take the trees down. The City would have to approve each tree. It won't happen this year.

It would need to be owned and maintained and insured by Montreux – expense would be ongoing, not just the initial expense, but ongoing expense. Would need to be managed.

### **Property Management company:**

We had a very difficult time getting volunteers for the Board. Some of the positions are very time consuming and need to be managed alongside full-time jobs / families etc.

Looked at getting a professional management service (looked at 3 companies). Prices were very similar. Met with two of them. One best suited to our needs manages the Reserve at Newcastle. Evaluated our properties and hit on all the pertinent points that we have issues on.

Sent a proposal - very detailed. Can send it out to people that want it. Is all encompassing.

There would still have to be a Board that monitored their work.

It would increase HOA dues by minimum of \$30 per house per quarter.

We now have 5 new Board members and so possibly this takes more of a back seat.

It's important to look at what takes the most time for the Board. Would be overseeing all the tasks.

Cost of \$2494 per month for the management service.

Q: Is there any way to pare down what they would do for us to make it more affordable?

A: I had that conversation with the Board as we already have an excellent book-keeper. They didn't want to offer a "menu of items".

Q: What would they come back to the Board for?

A: Budgetary requests. Have a contact who will supply goats to keep our grass down. They have a lot of condo developments and a variety of project managers managing individual sites.

*Ali: They have been very responsive when I've dealt with them*

Show of hands: Is it something that the Board should pursue?

Yes: there was a majority vote

Q: What is the commitment to the management company.

A: They prefer three years, but we asked for a "get out of jail card free" get out clause. The Board would need to have a quorum to implement this.

They would drive through the community once a month and will take notes for 5 meetings a year. This vote (above) isn't binding on actually doing it, this is to give us an indication on whether we should explore it further.

Comment: Publish the Board meeting agendas and ask for people to share their opinions in the Board meetings

### **8:53 Board member approval**

Incoming President is not here tonight. He provided a statement.

Proposed:

Peter Roppo – next year position NGPA / forestry

Ali Tamblyn – Social

Donna Whitehead – Secretary / Newsletter

Ryan Heiberg – CC&Rs

John Bryon – ACC Chair

Jay Willenberg – Treasurer

Hamid Koohpai – Landscaping

Susan Glicksberg – Government Affairs

Charles Hayden – Montreux website

Atika Scott – Vice President

Handed out copies of ballot sheet to vote for Board members.

NOTE: After the meeting, the Secretary tallied the ballot papers and found all nominees were approved.

Handed over token of appreciation to outgoing President

Q: Will the old minutes be put on to the website

A: Yes, the Secretary's first job is to rectify this!

Meeting adjourned 9:05pm