

## Montreux Homeowners Association Meeting Minutes

**Date:** 5<sup>th</sup> August 2020, 7pm -

**Venue:** Zoom meeting

### Attendees from Board:

|   |                             |
|---|-----------------------------|
| Frank Yandrasits (President)                | Jay Willenberg (Treasurer)  |
| Ryan Heiberg (CC&Rs)                        | Jerry Mack                  |
| Frank (Landscaping)                         | Ali Mills (Social Chair)    |
| Jerry Lilly – Ponds, Waterfalls, Electrical | Donna Whitehead (Secretary) |
| Lynn Mack                                   | Joyce Stewart               |
| Susan Glicksberg (Government Affairs)       | Peter Roppo                 |
| Cristian Gal – Website                      |                             |

### Homeowners attending:

|               |  |
|---------------|--|
| Hamid Khoopai |  |
|---------------|--|

## Agenda Items

### Secretary – Donna Whitehead

Motion to approve the minutes from the July 2020 AGM was passed with the understanding that the vote results will also be included.

### Website

Cristian Gal volunteered for the Board position to maintain the website. Motion was approved.

### Landscaping- Judy Norman

Discussion of how to achieve specific goals for the Montreux landscapes, including management of the landscaping company, management of trees and shrubs, and identifying homeowners landscaping that is not consistent with covenants.

Reviewed arborist report for Montreux.

Started the process of understanding which trees need to be removed, how to work with the City of Issaquah for permitting and how to plan for long term health of the trees.

Discussion on Montreux Common Area issues, including lakes and creek. An area at the intersection of Varese and Oberland was reviewed in order to permanently prevent it from flooding and becoming overgrown again, with a discussion of the budget needed to restore it.

Motion proposed to approve the proposal from Landscapes to improve the area.

Motion was passed with no objections.

### **Lakes**

Discussion on how to best manage the Lakes via a Board member and what responsibilities that would entail. No conclusion at this time.

### **Ponds and Waterfalls – Jerry Lilly**

Review of the cost of maintaining the waterfalls and ponds, including soapings, pressure washing to clean them and possible leaks.

Jerry is investigating security cameras to monitor the falls and will report back with approximate costs.

### **Architectural Controls Committee (ACC) – Jerry Mack**

Want to make sure that the ACCs are easily available on the website to make sure homeowners can access.

Plan to update the website to ensure the right Board member is contactable and associated with the right area of responsibility so that homeowners can contact the right people.

### **Covenants, Conditions and Restrictions (CC&Rs) – Ryan Heiberg**

A few notifications have been sent recently, including a noise issue with homeowners who are non-responsive and non-compliant.

### **Native Growth Protection - Peter Roppo**

No updates other than standard business, including a request by a homeowner to look at trees in a viewing corridor and potential dying trees in NGPE area and near waterfall.

**Newsletter – Lynn Mack / Joyce Stewart**

Have had some good feedback from the first newsletter. Goal is to have three to four newsletters a year with the next issue due mid November. Welcome suggestions for content.

Distribution options for the newsletter

- Send with dues
- Mail
- Emailing
- Hand delivery

**Treasurer – Jay Willenberg**

Due to vacation will send out the monthly balance sheet to Board members rather than presenting it like usual.

**Government affairs - Susan Glicksburg**

Making a special effort to attend as many Issaquah Council meetings as possible.

**Other issues raised:**

Discussion on HOA email accounts and how best to use the different accounts registered to the HOA.

Discussion on where to store HOA records and how to best keep them updated.

Discussion on both topics tabled to next meeting.

Reviewed Board members preferences on when to hold HOA monthly meetings. We will meet the second Wednesday of every month.