

Montreux Homeowners Association Annual General Meeting Minutes

Date: 8th July 2020, 7pm – 8:30pm

Venue: Zoom meeting

Attendees: 51 pre-registered. 46 attended

Attendees from Board:

Anthony Vilante (President)	Jay Willenberg (Treasurer)
Charles Hayden (Website)	Peter Roppo (Natural Growth Protection)
Frank Yandrasits (Landscaping)	Ali Mills (Social Chair)
Judy Norman (Landscaping Lead)	Joyce Stewart (Landscaping)
Jerry Lilly (Ponds, Waterfalls, Electrical)	Donna Whitehead (Secretary)
Ryan Heiberg (CC&Rs)	Susan Glicksberg (Government Affairs)

1. President's remarks

Anthony Vilante

Welcome to all participants.

Our annual meeting is usually held in April but because of COVID-19 we are following an emergency proclamation (Proclamation 20-51: Community Associations Meetings and Late Fees, enacted April 14, 2020) from the WA Governor and are allowed to meet remotely.

Thanks to the Mayor for joining the meeting.

Tribute to John Bryon – Board member who passed away. We are dedicating a bench to his memory.

Running for next year's Board positions:

- President: nomination is Frank Yandrasits
- Vice President: nomination is Joyce Stewart
- Vacancies: Electrical and Webmaster. Please step forward if you are willing to take these positions

2. Issaquah Mayor and City Council members:

- Mayor Mary Lou Pauly
- Deputy Council President: Chris Reh
- Council Member Stacy Goodman
- Council Member Zach Hall
- Neighborhood Engagement program for Issaquah City Council – Autumn Monahan (autumnm@issaquahwa.gov). She will take notes and share with other Council members.

Thank you for inviting us. Grateful for all the continued community support.

COVID-19

Issaquah is following a phased opening like all of King County. As a City we are here to implement the standards that come from King County and the Governors' office. Currently seeing an increase in numbers which concerns us.

We are committed to engaging the Community via a volunteer TaskForce <http://issaquahwa.gov/3211/Recovery-Task-Force>. This advises the Administration on various issues relating to COVID-19. You're able to join the meetings or watch the recordings on YouTube <http://youtube.com/cityofissaquah>

We piloted the Streatery program to help restaurants open but outdoors on a pedestrian only Front Street. Currently collecting feedback on the process to decide the next steps.

Some residents are struggling as they're not able to work and therefore not able to pay rent. We've delivered some rent relief for personal and business tenants.

Webpage for further information: <https://www.issaquahwa.gov/3194/COVID-19>

Mayor and Council members are frequently being asked what community members can do to help. One suggestion: the [Issaquah Food and Clothing bank](#) cannot accept drop offs, but they can accept donations delivered straight from the supplier, and monetary donations.

Please do check on Montreux neighbors during this time.

Social Justice and Racial Equity

Recently there was a 500 person peaceful demonstration down Issaquah Front Street.

City Council is committed to racial equity. Committed to following the Obama Pledge wherever possible. <https://www.obama.org/mayor-pledge/>

There is a Community meeting on Public Safety July 29th. Please join or fill in the survey <https://bit.ly/2ZRQDat>

Question: Asking about overnight parking – noticed that there's a mobile home using car parks around Issaquah. Is this legal?

Answer: We do not have an active and engaged program to help people who are living outside in Issaquah. We want to be able to address those that are living in crisis.

Question: What is the plan for opening the Issaquah School District?

Answer: The Issaquah School District is bigger than just Issaquah. They have a Board meeting that we are able to watch on Thursday 9th 6pm <https://issaquah.wednet.edu/board> They have pivoted the content from discussing how to make sure students are served during lockdown to planning for what September might look like.

Question: Is there a law against operating a business from your house?

Answer: Yes, it's allowed, but there are regulations that are needed to be followed. Please connect with Autumn Monahan to follow up

Question: Our property taxes have been increasing by around 10% year over year and the inflation is below 2%. What are we doing to control cost?

Answer: The City's portion of the bill is capped at a maximum 1% increase. Recent increase have been based on voter approved initiatives.

Question: With all the construction which took place along Newport way, who is responsible for maintaining all the planting beds/islands?

Answer: Probably a combination of the City Parks Department and the developer

3. Treasurer's report

Jay Willenberg

Presentation is attached

If you'd like to see a copy of the CPA audit, please email Jay and he will send you a copy of the report.

Budget was passed as no one objected to the budget via the ballot.

Question: Can we pay community fees online in the near future:

Answer: We will look into it

Question: What are we doing to collect delinquent dues?

Answer: We have followed up with some bad debt and they are paying twice as much each quarter. For very bad payers we are considering legal action

Question: What happens if more money is needed when we move forward to fix things like dead trees?

Answer: Jay Willenberg stated: I consider replacing dead trees as a Capital Expense, much like fixing the pumps on the waterfalls or doing major repairs on the irrigation system, because trees are expected to last more than a few years. The with the Board's approval the money set-aside in the Capital Expense fund should cover the needs to replace trees that must be replaced this year. As the Landscape Committee develops their 5 Year Plan, we will see if there will be a need for a dues increase. Also, Article 9 of the CC&Rs in part says:

"The Board may revise the budget from time to time as deemed necessary or advisable to account for and defray additional costs or expenses of the Association. Upon adoption of a budget, the Board shall assess all Lots with general and/or special assessments as provided in this Declaration."

4. Waterfall & Lakes

Jerry Lilly
See presentation

Question: The fountain at the bottom of the hill was foamed today. Will it be worth it to install some surveillance camera?

Answer: Jerry covered this question in his presentation. Getting a security camera is on the "wish list" of things to be able to monitor for vandalism.

5. Landscaping

Judy Norman
Frank Yandrasits
Joyce Stewart

See presentation

Question: Can we look at better species of tree?

Answer: If the question is looking at the replacement of the street trees, yes, we will consider it.

Question: Can we look at better species of tree? {Arbor Vitae}

Answer: We haven't started looking at different options for that yet.

Question: will the dead trees come down this month?

Answer: we hope so.

Question: On neighborhood walks, there are many properties that have shrubs that come out into the sidewalk, making it difficult to pass. Can we address this?

Answer: Yes, we are seeing people sprucing up their properties already but plan to address this.

6. Native Growth Protection

Peter Roppo

No slides used for this presentation.

Please be careful when thinking about doing any work in the NGPE area as it is a protected area and will result in a large fine. Please contact Peter for any questions or comments.

7. Social

Ali Mills

No slides used for this presentation.

We have agreed that this year we will not be having a Montreux Block Party due to social distancing guidelines.

Funds from the party will be diverted to the trees and landscaping budget, plus the bench in John Byron's honor.

We will be holding the next garage sale in 2021.

We are in the process of updating the homeowner's directory. It will be emailed to everyone. It cannot be kept online as we don't have a secure website.

8. Government affairs

Susan Glicksburg

See presentation

9. CC&Rs

Ryan Heiburg

We have an approach for anyone violating the CC&Rs that starts with a friendly follow up but then eventually can escalate to follow a detailed step by step legal document.

Question: Can CC&R chair be more responsive to the written complaints?

Answer: Absolutely. Please send me the details.

Question: Can we send out an overview of what the homeowner is responsible for? Like a notice to be sent in the dues billing?

Answer: This is something that could be discussed in the next Board meeting. We are also hoping to get a newsletter up and running and this would be a great vehicle to send out those responsibilities.

10. Closing Remarks

Anthony Vilante

Thank you to all the Board members for all their work.

Please send in any ballots. This is the only way that we can take votes.

Post Meeting Note: 56 ballots were returned, easily meeting the 20% quorum requirement for a valid Board of Directors election.