

Montreux Homeowners Association Meeting Minutes

Date: 13th January 2021, 7pm – 9:00pm

Venue: Zoom meeting

Attendees from Board:

Frank Yandrasits - President	Jay Willenberg Treasurer
Jerry Mack - ACC + NGPE	Hamid Koohpai – Social Secretary
Jerry Lilly – Waterfalls, Electrical	Donna Whitehead - Secretary
Lynn Mack - Newsletter	Joyce Stewart – Vice President
Susan Glicksberg Government Affairs	Judy Norman – Landscaping
Carrie Blanton - CC&Rs	
Cristian Gal – Website	

Absent

Anthony Vilante – Past President	
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Fiscal Year 2021 Budget Adoption (attachment in official records but not posted on the unsecure website)

The attached budget for FY2021 was introduced during the November Board of Directors meeting and was emailed to the Board on December 1st prior to the December Board meeting. During the December 9th meeting the Board reviewed and discussed this proposed budget and had a preliminary vote of approval with a motion to defer final approval by email to December 30th. The email vote results were 10 approve and 1 abstain. This budget was adopted by the Board on December 30, 2020 for FY2021. This revised approval process (combined with moving the Annual General Meeting to early March) allows us to be compliant with our CC&R's and State Law.

General reminder of Board meeting logistics

Reminder that we are recording the Board meeting and we retain this months and the previous two months.

Quorum achieved at this January 2021 meeting.

Secretary – Donna Whitehead

Reviewed amendments to the December 2020 minutes. Approval was motioned, seconded and approved.

Treasurer – Jay Willenberg

A balance sheet was distributed for viewing via email prior to the meeting.

Reserve Study quotes were sent via email prior to the meeting for review. A Reserve Study sub-committee is looking at the quotes, current law and Montreux's needs in detail. Motion proposed that a Board sub-committee will examine the quotes and make a recommendation, not to exceed \$3,500. Motion was seconded and approved unanimously.

Landscaping – Joyce Stewart

Thanks to the City of Issaquah, moss removal has occurred on both sides of Village Park Drive.

Thanks to Board member Cristian Gal and family for volunteer litter collection up and down Village Park Drive.

The board started discussions on how to deal with dog waste bags. Agreed to put a message into the Montreux newsletter that dog waste bags need to be disposed of as there is no disposal service. Solutions included asking the City of Issaquah and Plantscapes. The discussion was tabled for a future date.

Increasing operational effectiveness and efficiency: we met with PlantScapes regularly to renegotiate their monthly maintenance contract. The discussions were successful, and their new contract is a minimal increase in cost (1.01% since 2017) from the last one with extra work included. The extra items include (as examples, including common areas such as Lake E, Lake F and Oberland, including trimming near the waterfalls, and a clause clarifying an understanding of mutual respect). Irrigation repairs are separate to this contract. Motion proposed to accept the new contract. Motion was seconded and approved unanimously.

Reminder to all Montreux residents that where possible and appropriate to please contact the HOA if they have any queries or issues with the Plantscapes scope and execution of work.

Waterfalls and Electrical – Jerry Lilly

Waterfalls:

Waterfalls are working fine.

Electrical

No new news.

Architectural Controls Committee (ACC) – Jerry Mack

Nothing to report.

Native Growth Protection – Jerry Mack

This portfolio of work is still transitioning to Jerry.

Discussion on bringing in an arborist to do a comprehensive check on NGPE areas across Montreux as it's been three years since the last report. Also expecting more issues to be raised after the 1/12/2021 storm.

Covenants, Conditions and Restrictions (CC&Rs) – Carrie Blanton

Successful resolution of most issues.

Discussion of one household that is not responding to HOA requests.

Agreed to look for a notice template to put onto garbage cans that are left out after Monday evenings. Various Board members offered to help identify violators and put the notices onto the garbage cans.

Government Affairs – Susan Glicksberg

Most people in Montreux have seen a huge improvement in their internet service. Those who are still having problems need to check that the issues are not with their own broadband equipment.

Social – Hamid Koohpai and Joyce Stewart

Joyce: Board members updated the Board-use only directory. Agreed to include the King County GIS tool link in the next newsletter so people are able to find out who their neighbors are.

Hamid: Working on updating the welcome / informational packets.

It was agreed to share the quarterly "Movers" information (a list of people moving into Montreux within the last quarter) with the rest of the Board.

Holiday lights were removed. We are looking at ways to improve them for next Holiday period.

Stormwater and Ponds – Frank Yandrasits

Lake F fountain lights were reinstalled where possible. Waiting for a different type of lights for another part of the fountain.

Stormwater system is working well since the drainage work was completed.

Newsletter – Lynn Mack

The next newsletter was due to be distributed in March. However, there was a discussion on whether this should be changed to go out before the AGM and then one after the AGM to introduce new Board members. Decision was tabled until the next HOA meeting.

Discussion on what other content to include in the next newsletter issue.

AGM Preparation

The AGM notice and documents needs to be distributed by the end of January.

The already-scheduled March HOA Board meeting will be re-purposed to be the AGM.

Discussion on the agenda and content of the meeting, including how to run the ballot for Board members (both voting and non-voting positions). Preliminary ballot papers will be provided before the meeting with suggested names to fill positions, but final ballot papers will be provided AFTER the AGM to allow and include new proposals from meeting attendees.

Discussion on how to group the roles and Board positions appropriately for the needs of the neighborhood for the next year of the Board.

Next meeting: February 10th, 2021.