



HOA Annual General Meeting – March 10, 2021

Virtual Meeting via Zoom Video Conference

2021 Annual General Meeting

Purpose:

1. Summary of 2020 accomplishments and 2021 plans;
2. Ratify the Fiscal Year 2021 Budget;
3. Nominations for 2021-2022 Board of Directors
4. Q&A, Open Discussion

Annual General Meeting Agenda

- 7:00 Welcome, [Introduce the 2020-2021 Board](#) – Frank Yandrasits
- 7:05 Chair reports
- ☐ Landscape – Judy Norman
 - ☐ Waterfalls & Electrical – Jerry Lilly
 - ☐ Architectural Control Committee (ACC) – Jerry Mack
 - ☐ Native Growth Protection (NGPE) – Jerry Mack
 - ☐ Covenant, Conditions & Restrictions (CCR's) – Carrie Blanton
 - ☐ Government Affairs – Susan Glicksberg
 - ☐ Social – Hamid Koohpai
 - ☐ Newsletter – Lynn Mack / Joyce Stewart
 - ☐ Treasurer – Jay Willenberg
- 7:30 Present the 2021 Budget for ratification
- 7:40 2021-2022 Board of Directors – Positions, Nominate Candidates, Voting Process
- 7:50 Open Forum, Q&A
- 8:00 Adjourn

2020-2021 Board of Directors

Name	Position	Roll
Frank Yandrasits	President	Officer
Joyce Stewart	Vice-President	Officer
Donna Whitehead	Secretary	Officer
Jay Willenberg	Treasurer	Officer
Jerry Mack	Architectural Control (ACC) & NGPE	Director
Peter Roppo	Native Growth Protection (NGPE)	
Carrie Blanton Ryan Heiberg	Covenants, Conditions & Restrictions (CCR's)	Director
Susan Glicksberg	Government Affairs	Director
Judy Norman	Landscaping	Director
Jerry Lilly	Ponds & Waterfalls & Electrical	Director
Hamid Koohpai Ali Mills	Social	Director
Anthony Vilante	Past President	Director
Frank Yandrasits (acting)	Ponds and Stormwater	Committee
Cristian Gal Charles Hayden	Website	Committee
Lynn Mack, Joyce Stewart	Newsletter	Committee
Ryan Heiberg	Recent Board Member	Advisor
John Rydell	Past President	Advisor

Annual General Meeting Agenda

7:00 Welcome, Introduce the 2020-2021 Board – Frank Yandrasits

7:05 **Chair reports**

- ☐ Landscape – Judy Norman
- ☐ Waterfalls & Electrical – Jerry Lilly
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Annual Homeowners' report

March 10, 2021

Judy Norman



Landscape Committee: Partnerships

Partnering with Landscapes

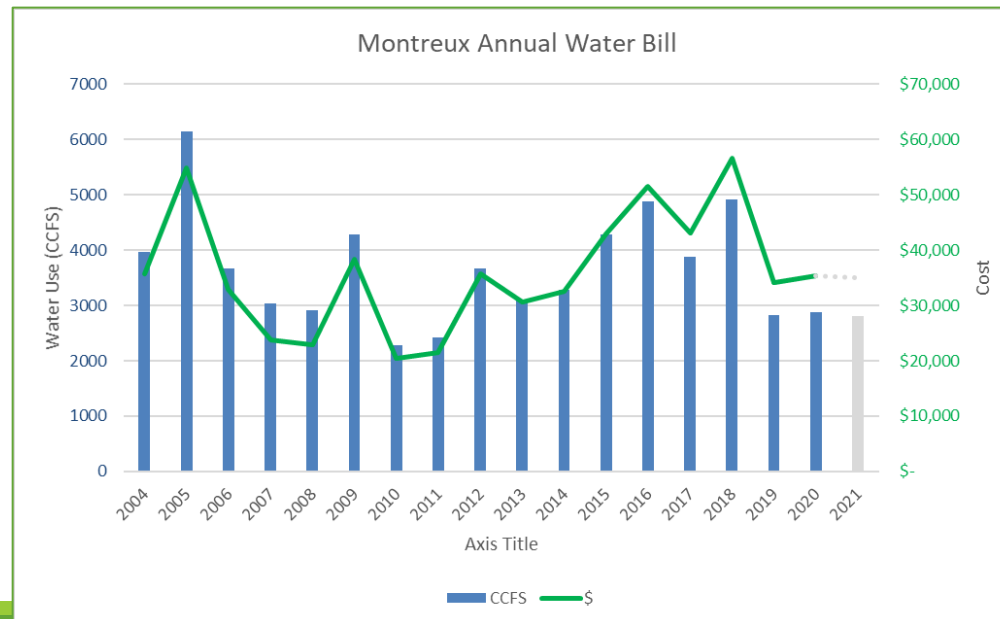
- Operating from 2017 contract and updated the contract starting in March 2021
- Including maintenance of more common areas, and an understanding of mutual respect clause.
- Paying close attention to mowing, edging, and spraying



Landscape Committee: Projects

Managing irrigation system

- 6 meters, 11 control stations, 118 zones, ~2,100 sprinkler heads
- Repair broken lines and replace faulty heads
- Monitor water usage and adjust accordingly
- Complete assessment performed by Plantscapes in January.
- Repair/maintenance recommendations will be included in the Reserve Study.



Landscape Committee: Projects

Addressing long term street tree concerns

- Tree sub-committee formed (May 2020)
Judy Norman, Joyce Stewart, Jerry Lilly, Hamid Koohpai, Frank Yandrasits
- Formal Site Analysis by Davey Tree (July 2020)
- Developed a 5-year plan (September 2020)
- Phase 1: Removed dead/dying street trees (and some pruning) on NW Village Park Dr. (Fall 2020)
- Phase 2: Replant trees on VPD (planning in-work)



Norway Maples



Armstrong Maples

Activity	2020	2021	2022	2023	2024	2025
Site Analysis						
Phase 1 - Village Park Dr. Removal (20 trees); Pruning						
Phase 2 - Village Park Dr. Replanting (20 trees)						
Phase 3 - Village Park Dr. Pruning (126 trees)						
Phase 4A - Pruning (75 trees) Lac Leman						
Phase 4B - Pruning (23 trees) Montreux Dr						
Phase 5 - Removals & Replanting (11 trees); Pruning						
Recurring Remove & Replace (est. 10 trees/year)						
Recurring Pruning (est. 100 trees/year)						
Annual Budget						

This information removed from material posted on the unsecure Montreux HOA website.

Please contact the Montreux HOA Treasurer to request a copy of the current budget or other information regarding the financial status of the HOA.

Landscape Committee: Future Projects

Replacing and maintaining the arborvitae

- Arborvitae will be replanted in late March
- Mulching will be completed in early summer



Landscape Committee: Projects

Inviting homeowners the opportunity to volunteer in their neighborhood

- Weeding the waterfall area at the entrance on Newport Way
- Weeding in common areas
- Cleaning monuments, sidewalks, and curbs
- Clearing irrigation heads

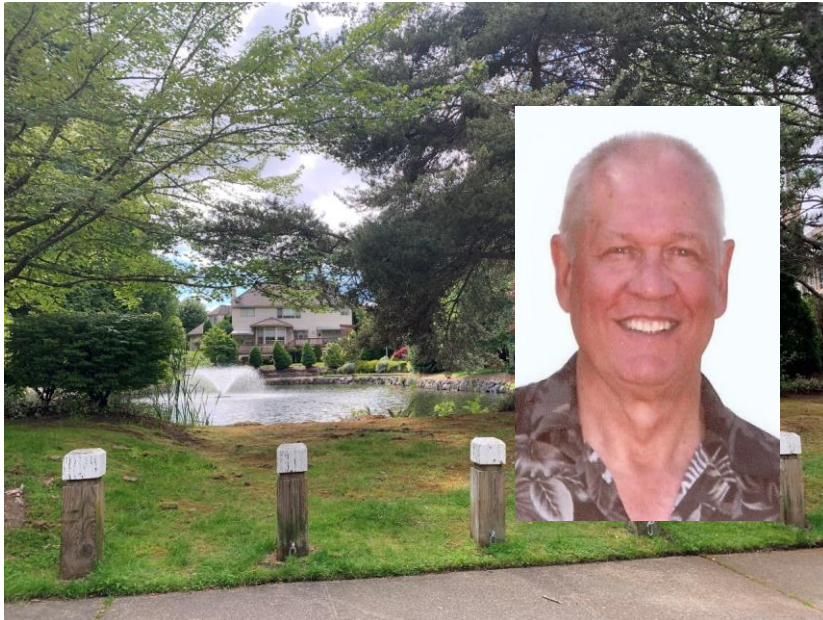


If interested in volunteering, contact hoa.montreux@gmail.com

Landscape Committee: Honoring John Bryon

Created a remembrance bench along Lake H at NW Lac Lemah

- Included Bryon family and neighbors' input
- Received final approval from City of Issaquah
- Raised over \$2300
- Installed bench in February



Montreux HOA 2021 Annual Meeting March 10, 2021

Waterfalls &
Electrical

Jerry Lilly

206-972-6919 (cell)

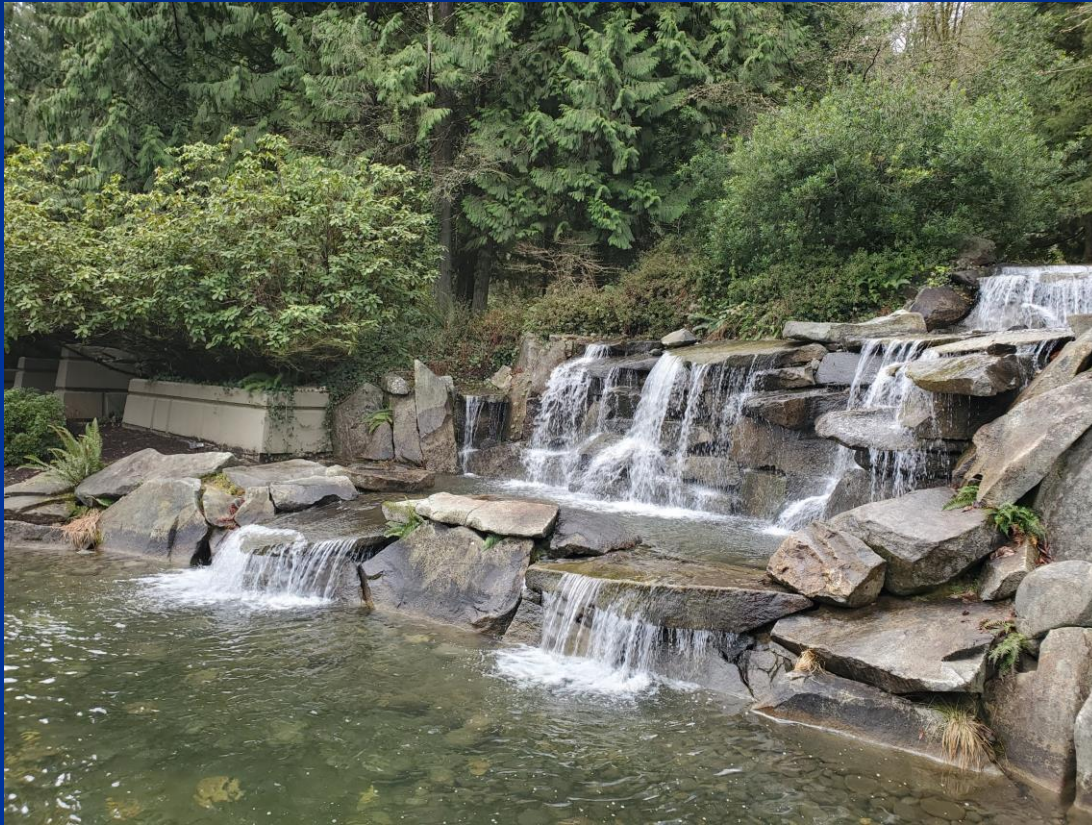


Montreux Waterfalls



- Small falls (facing north on VPD)
- 5 HP submersible pump (new June 2013) recirculates the water
- Refill water comes from the irrigation system

Montreux Waterfalls



Large falls at Newport Way entrance

15 HP pump was repaired and reinstalled in February 2020

Pumps run from 6 AM to midnight to save energy

Automatic shut down during freezing weather to prevent water spray from making roads icy.

Waterfall Maintenance



- Occasionally vandals dump liquid detergent in the falls. Suds typically last 2 or 3 days
- Detergent pollutes the water in the falls and eventually ends up in Lake Sammamish
- Rocks are pressure washed yearly. Last: Father's Day 2020

Waterfall Repairs & Maintenance 2020

Item	Cost (2020)
Monitoring System Renewal	<p>This information removed from material posted on the unsecure Montreux HOA website.</p> <p>Please contact the Montreux HOA Treasurer to request a copy of the current budget or other information regarding the financial status of the HOA.</p>
Repair System Timer	
15 HP Pump Removal & Repair	
Waterfall Pressure Washing	
Total Repairs & Maintenance	

2020 Waterfall Expenses

Item	2019 Cost
Repairs & Maintenance	<p>This information removed from material posted on the unsecure Montreux HOA website.</p> <p>Please contact the Montreux HOA Treasurer to request a copy of the current budget or other information regarding the financial status of the HOA.</p>
Water* (\$168.81/mo.)	
Falls Elec.* (\$537.96/mo.)	
Grand Total	

*Note: water and electric costs were lower than normal in 2020 because large falls was out of commission for 52 days

Montreux Electrical Systems



- **Monument Lights**
- **Mail Box Lights**
- **Street Lights on VPD**
 - up lights at selected trees
 - automatic on/off with light sensors
 - 77 new LEDs in 2016 (\$69,482)
 - All initial bulbs failed in first year
 - All new Phillips LEDs in April 2018
 - recurring failures due to water leaks
 - Note ID number and report if you see an outage (W-16 is ID in photo)

2020 Electrical Expenses

Item	2020 Cost
Repairs & Maintenance	<p>This information removed from material posted on the unsecure Montreux HOA website.</p> <p>Please contact the Montreux HOA Treasurer to request a copy of the current budget or other information regarding the financial status of the HOA.</p>
PSE Power*	
Total	

*Note: electric costs include the waterfalls which account for about 50% of all Montreux power consumption

Architectural Control Committee (ACC)

Jerry Mack

Responsible for review of exterior changes, including tree removals on the owner's property

2020 was fairly active

- Fences, roofs, painting, overgrown trees, etc.

Reminder:

- Contact the ACC prior to starting any work
- Leave sufficient time for review; some HOA's require 30-day advance notice
- Provide good description of work planned

Native Growth Protection (NGPE)

Jerry Mack

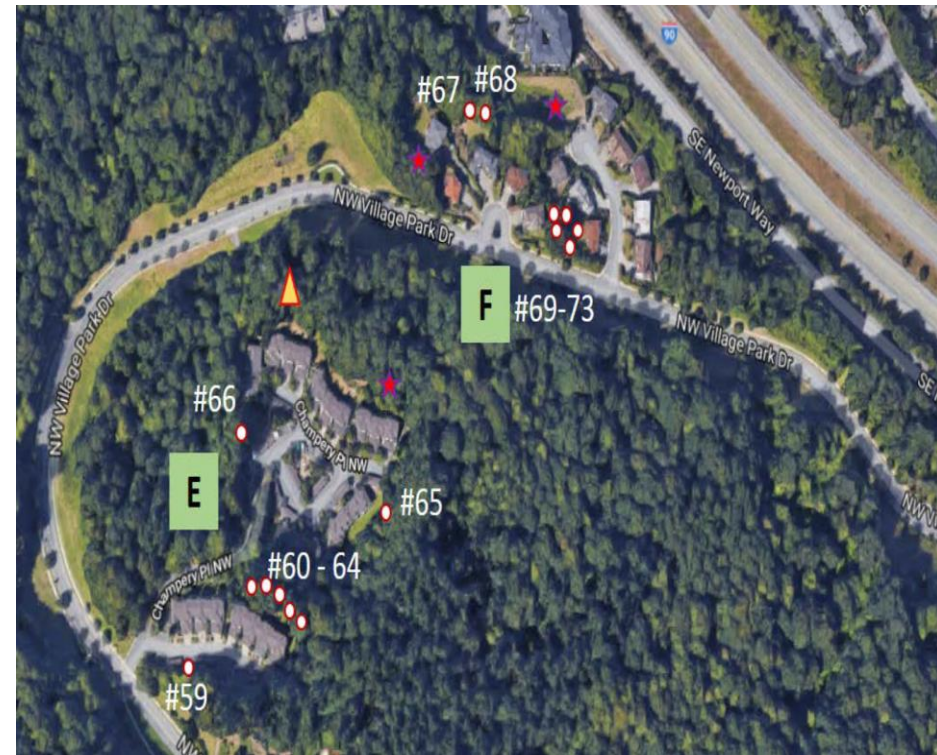
The NGPE is an easement granted to the City of Issaquah for the protection of native vegetation within a sensitive area.

Owners of homes that abut to the NGPE are required to leave trees and other vegetation undisturbed within the NGPE, except for when the HOA and City determines that hazardous trees or other conditions merit removal.

- The past 12 months have presented numerous challenges but we now have a good handle in this area.

Native Growth Protection (NGPE)

Jerry Mack



Native Growth Protection (NGPE)

Jerry Mack

The HOA has the responsibility to maintain awareness of potential hazards or problems and take preventative action.

- Requires periodic evaluations by a certified arborist
- Coordination with specialist at the City of Issaquah

Homeowners are also responsible for notifying the HOA if there are concerns.

Covenants, Conditions & Restrictions (CC&R's)

Carrie Blanton

Montreux Official Documents

[Covenants, Conditions and Restrictions \(CC&Rs\)](#)

[Covenants, Conditions and Restrictions \(CC&Rs\) – 1993 Amendments](#)

[COMPLIANCE POLICY with Fine Schedule](#)

Recent activity

- CCR committee contacted 16 homeowners with violations to our CCR's
- Most have been successfully resolved with one or two notices.
- Thank you to those homeowners and we will continue to work on the few remaining issues.

The Board's goal is to resolve all potential issues in a friendly manner so we can continue to keep our neighborhood a great place to live.

Questions or concerns? Please contact Carrie Blanton at 425-957-7762 or ccblanton@comcast.net Thank you!

Government Affairs

Susan Glicksberg

Susan Glicksberg, 23+ year resident sglicksberg@comcast.net

Responsibility to pay attention to events/changes that affect Montreux and act as liaison for our community to the City of Issaquah and surrounding governmental entities.

Examples:

- Development bordering on our community that could affect us
- Traffic issues (Newport Way changes)
- Annexation to local utilities from Unincorporated King County

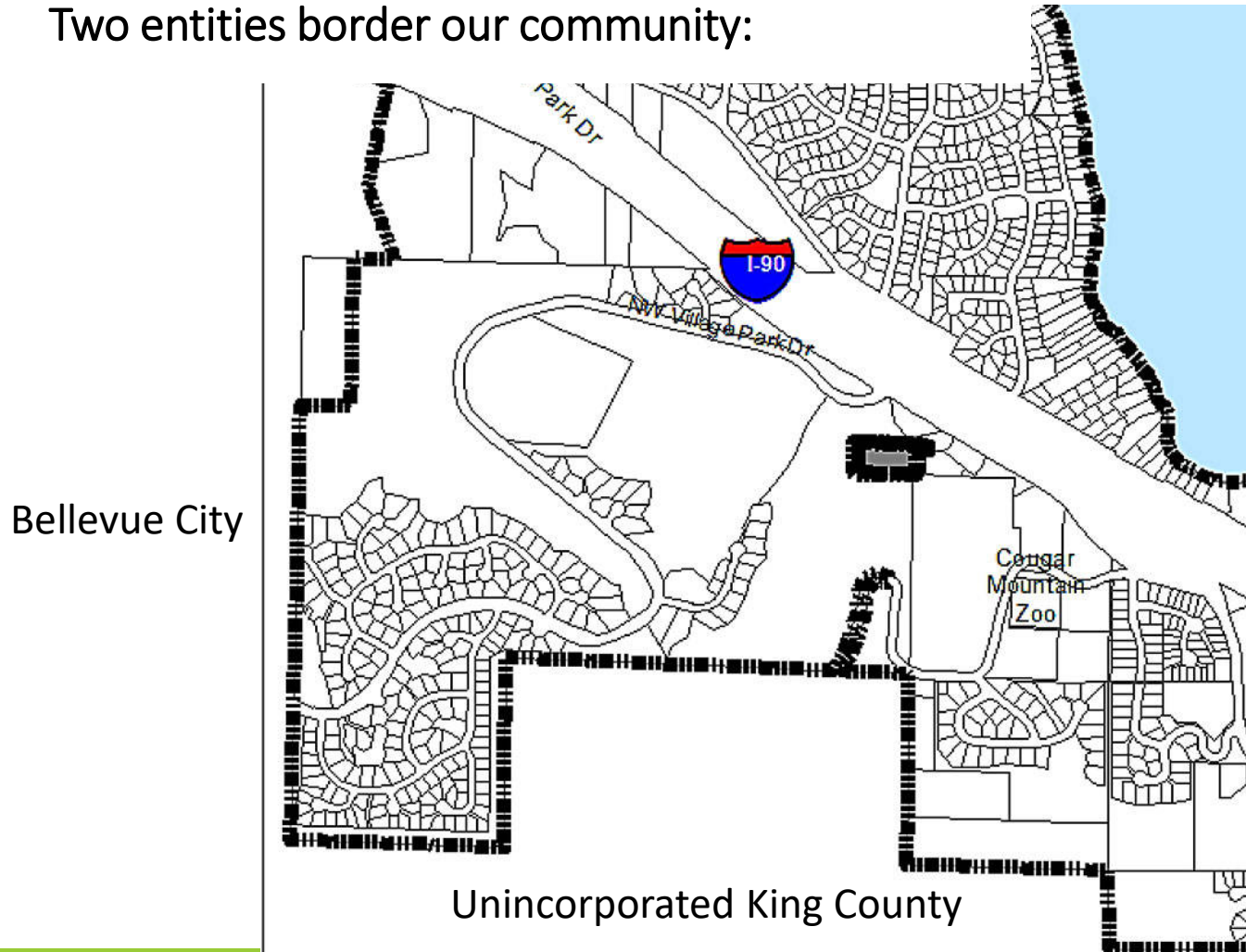
Have developed relationships with Issaquah City and Issaquah Police.

Attend Issaquah City Council Meetings/stay on top of changes that affect Montreux.

Government Affairs

Susan Glicksberg

Two entities border our community:



Government Affairs

Susan Glicksberg

City of Issaquah Information

Issaquah City Website:

<https://issaquahwa.gov/>

Issaquah City newsletters:

<https://www.issaquahwa.gov/1300/Newsletters>

Issaquah City Alerts:

<https://www.issaquahwa.gov/3194/COVID-19>

Issaquah City Montreux link:

<https://www.issaquahwa.gov/3003/Montreux>

NOTE: Copy links into your browser if the links don't work

Social Report

Hamid Koohpai



- Community Garage Sale – Status
- Community Block Party – Status
- Welcome/Informational Packets to New Homeowners
- Arrangement for Food Truck Visits to Montreux Neighborhood
- Questions/Comments

Newsletter

Lynn Mack

If you have suggestions or something to contribute, please send it to Lynn at mackhome@comcast.net



Montreux Homeowner Association

2021 Annual Meeting Financial Report

Jay Willenberg

Overview

- 242 homes
- Not for profit homeowners association
- Started in 1997

Dues

Pre 1995	\$135
1995	195
2001	210
2005	225
2014	240
2017	255
2018	270

2020 Revenue

Dues

Penalties

Other Income

This information removed from material posted on the unsecure Montreux HOA website.

Please contact the Montreux HOA Treasurer to request a copy of the current budget or other information regarding the financial status of the HOA.

2020 Expenses

Maintenance - General

Utilities

Legal & Accounting

Insurance & Taxes

Events / Holiday Lights

Capital - Maintenance

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3 Year Average

Maintenance - General
Utilities
Legal & Accounting
Insurance & Taxes
Events / Holiday Lights
Capital - Maintenance

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2020 Financial Performance

Income	Budget	Actual	Actual - Budget
JB Bench			
Dues			
Other			
Total Income			
Expense			
Accounting & Legal			
Bad Debts			
Insurance			
Landscape			
Social			
Utilities			
Water			
Electrical			
Misc. Repairs & Maint			
Taxes			
'Capital' Expense			
Tree Maintenance			
Electrical Repairs			
NGPE			
Total Expense			
Total Net			

Personal donations for J. Bryon bench

Income was lower than budgeted.

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These expenses were lower than budgeted

These expenses were higher than budgeted.

Total Net (Income–Expense) = \$20,000 that can be put into the Reserve Fund

Balance Sheet

Assets

Reserve

Checking & Savings

Dues Receivable

Doubtful Accounts

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Capital Reserve

- Electrical fixture/lighting
- Waterfalls
- Lake dredging riparian restoration
- Mailbox replacement
- Irrigation system
- Monuments and entry
- Major landscape

Capital Reserve Study

- Required by law
- At least once every 3 years
- By a Professional
- We have contract

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7:30 **Present the 2021 Budget for ratification**

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8:00 Adjourn

2021 Budget Summary

Fiscal Year 2021 Budget: Projected Income and Expense by category.

Income	
Dues ¹	
Other ²	
Total Income	
Expense	
Accounting & Legal ³	
Bad Debts	
Insurance	
Landscape & Irrigation ⁴	
Social ⁵	
Utilities ⁶	
Misc. Expenses ⁷	
Taxes	
'Capital' Expense ⁸	
Total Expense	
Total Net⁹	\$

This information was mailed to all homeowners with the 2021 Annual General Meeting invitation.

This information removed from material posted on the unsecure Montreux HOA website.

FY2021 Budget Summary
Mailed to Homeowners

9. Total Net: remaining budget at the end of the Fiscal Year will be added to the Reserve Account.

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2021-2022 Board of Directors Ballot



Any nominations
from the floor?

Officers

President
Joyce Stewart

Vice-President:
Connie Hanson

Treasurer:
Jay Willenberg
Frank Yandrasits

Secretary:
Donna Whitehead

Directors

**Architectural Control (ACC)
& Native Growth Protection
(NGPE):**
Jerry Mack

**Covenants, Conditions &
Restrictions (CC&R's):**
Carrie Blanton

Landscape:
Judy Norman
Richard Labrecque

Government Affairs:
Susan Glicksberg

Social:
Hamid Koohpai

Waterfalls:
Jerry Lilly

Past President, Ex-Officio
Frank Yandrasits

2021-2022 Board of Directors Ballot



Any volunteers
from the floor?

Committee Positions

These are not elected positions but participate as non-voting members of the Board. **If you are interested in helping in any of these areas, please contact hoa.montreux@gmail.com. Thank you!**

Communication – Website

Cristian Gal

Communication – Newsletter

Lynn Mack

Ponds & Stormwater

Frank Yandrasits

Landscape - Irrigation

Landscape – Special Projects

Electrical

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Additional Questions/Comments? Please email the Board at hoa.montrux@gmail.com