



HOA Board of Directors Meeting – August 11, 2021

Attendance

P=Present, E=Excused, A=Absent

Attendance	Name	Position	Roll
	Joyce Stewart	President	Officer
E	Connie Hanson	Vice-President	Officer
	Donna Whitehead	Secretary	Officer
	Frank Yandrasits	Treasurer	Officer
	Jerry Mack	ACC & NGPE	Director
E	Carrie Blanton	CCR's	Director
	Susan Glicksberg	Government Affairs	Director
	Judy Norman	Landscaping	Director
	Jerry Lilly	Waterfalls & Electrical	Director
	Hamid Koohpai	Social	Director
	Frank Yandrasits	Past president	Director
	Frank Yandrasits (acting)	Ponds and Stormwater	Committee
	Cristian Gal	Website	Committee
	Lynn Mack, Joyce Stewart	Newsletter	Committee
	Suresh Kuman David Lee	Co-chairs for electrical	Committee

Quorum?

At least five (5) members constitute a quorum.

Board Meeting Agenda

7:00 Welcome, Attendance, Approve 7/14/2021 Minutes– Joyce Stewart

- ☐ Secretary - Donna Whitehead

7:05 President's Report – Joyce Stewart

7:10 Chair reports

- ☐ Treasurer – Frank Yandrasits

- ☐ Landscaping – 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

- ☐ Ponds & Stormwater – Frank Yandrasits

- ☐ Newsletter – Lynn Mack / Joyce Stewart

- ☐ Website – Cristian Gal

8:00 Other topics & input from homeowner/s

Review action items for September 8 meeting

Approval of Minutes

Donna Whitehead



7:00 Approval of minutes

- ☐ Approval of July 14, 2021, [minutes](#)

President's Report

Joyce Stewart



President's Report

Joyce Stewart



Introduction of Co-chairs for electrical work

- Suresh Kuman
- David Lee

Treasurer's Report

Frank Yandrasits



Statements (Year-to-Date as of August 8, 2021)

- Profit and Loss
- Expense Detail
- Balance Sheet

2022 Annual Report was filed with Secretary of State's Office

- Can file 6 months early, same fee (\$10).
- Corrected the Principal Office address to be compliant with section 1.2 of our Bylaws.

IRS Penalty for 2019 taxes

- Previous Treasurer missed the filing deadline.
- \$38 in penalties and interest.

Treasurer's Report

Frank Yandrasits



The budget information is removed from material posted on the unsecure Montreux HOA website.

Landscape Report

Judy Norman



Two Themes for Summer 2021

All time record temperatures

- Impacting new plants
- Impacting grassy common areas

Difficult to find help with irrigation projects



Landscape Report

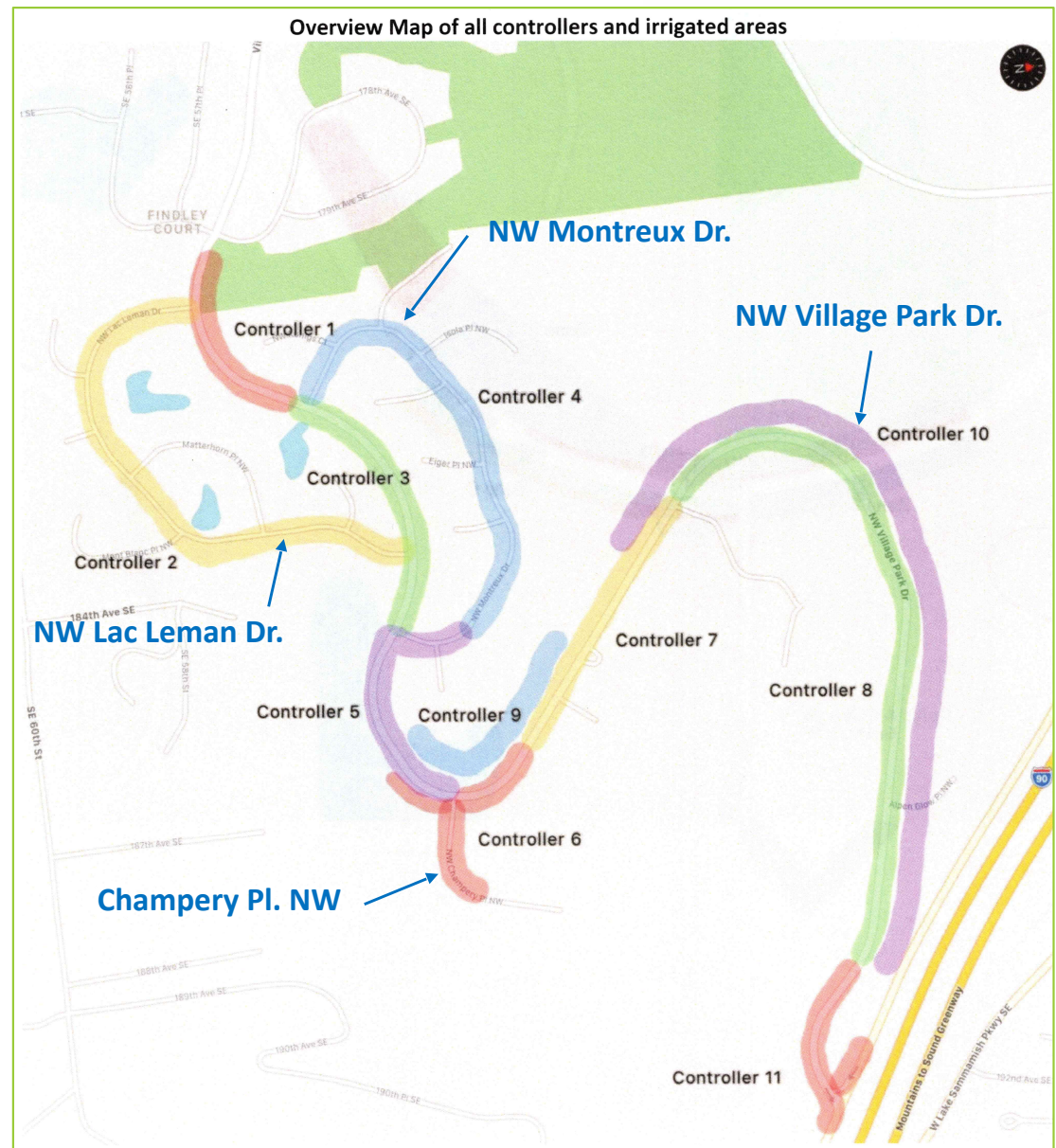
Judy Norman

Dry Grass and shrubs

- All controllers have been on since mid-May.
- In mid-June we verified the watering schedule used in previous years ("Program A") was correctly set for all zones.
- Repairs to Controller 3 and 4 zones were authorized in March. Waiting on Plantscapes...

Back Flow Valves (6 total)

- Tested by Back Flows Northwest in July.
- All passed.



Electrical and Waterfalls Report

Jerry Lilly



Montreux HOA
Board Meeting
August 11, 2021

Waterfalls

Jerry Lilly

206-972-6919 (cell)



Montreux Waterfalls

The new timer for the waterfalls is not available off the shelf. It has been back ordered and hopefully will arrive soon. The current timer is still working, but the falls pumps are now running 6:30 AM to 1:30 AM.

Waterfalls used 105,645 gallons of water in July 2021 (with only 0.04 inch of rain), compared to 99,902 gallons in June 2021 (with 2.17 inches of rain).

Our water bill for both waterfalls for the 63 day billing period from 8 March to 11 May 2021 was \$290.17 which works out to \$4.61/day.

Our water bill for both waterfalls for the 61 day billing period from 11 May to 12 July 2021 was \$261.17 which works out to \$4.16/day.

The electricity to run the falls works out to about \$15/day for the large falls and \$5/day for the small falls.

Montreux Waterfalls Clean Up

Photo of the large falls shortly after pressure washing and cleanup on June 6, 2021

Note the clarity of the water in the lower pond and the missing horsetail near the top of the falls



Montreux Waterfall Pollution

Photo of the large falls pond next to the wet well on July 16, 2021

Vandals dumped laundry detergent into the falls, enough to complete 1,229 loads

Now the water in the large falls looks more like the Ganges River in India



Montreux Waterfall Pollution

Photo of the large falls last Sunday, August 8 after yet another soaping

I shut down the large falls and will leave it off for now

This will save the HOA \$4/day in water \$15/day in electricity, which equals \$570/month



Montreux Small Falls

Photo of the small falls last Sunday, August 8 after another soaping of the large falls

Note that this water has not been polluted and the rock statue is back in place after being knocked down

I will keep this falls running



Architectural Control Committee (ACC) Report

Jerry Mack



ACC Summary (as of August 8)

Category	Number of Homeowners Requests	Division
Exterior Painting	1	2
Roof Replacement	1	1
Fencing	2	2
Tree Removals (on owner property)	5	1 and 2
Landscape Work	2	1 and 2

Native Growth Protection (NGPE) Report

Jerry Mack

Update on 2021 Assessment

- ~~Verifying status of risk trees identified in 2018 report~~ **Completed**
- ~~Any “2018 trees” not dealt with to be added to additional 5 high risk trees from 2021 assessment~~ **Completed**
- ~~Prioritizing work program; all high and moderate risk trees~~ **Completed**
- ~~Will send request for bids in next week~~ **Completed; received 2 bids**
- Creating a log of NGPE trees that are removed/snagged to have a better record keeping situation – **will be part of contract with tree service**
- RECOMMENDATION: Accept bid/proposal from Arborwell
 - Both companies have excellent reputation; used both in the past
 - Arborwell came in lower and providing more service, including better recordkeeping for continuous tracking

Covenants, Conditions & Restrictions (CC&R) Report

Carrie Blanton

Concern	Number of Homeowners' Contacted	Division
Yard maintenance	5	1
Garbage, recycling, and yard clipping containers stored on driveway	0	0
Yard maintenance	1	2
Yard maintenance	3	3
Dog Barking	1	2

Government Affairs Report

Susan Glicksberg



- Possible sale of property
- Next steps

Social Report

Hamid Koohpai



September 18 Block Party

- Necessary permits submitted
- National Event Pros scheduled
- Catered food ordered from Las Margitas in Issaquah
- Volunteer invitation emailed to each Board member

Newsletter Report

Lynn Mack



Although there will not be another newsletter until November, you can continue to send information and pictures to Lynn at mackhome@comcast.net. Please note the dates below for submitting information. All submissions are subject to editing and formatting.

Monthly Issue	Inputs Needed By	Emailed to Homeowners
November 2020	Completed	November 15, 2020
March 2021	Completed	February 28, 2021
June 2021	Completed	May 30, 2021
November 2021	November 5, 2021	November 21, 2021
March 2022	February 11, 2022	February 27, 2022

Website Report

Cristian Gal – No Report



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Review action items for September 8 meeting



Board Meeting Protocol

- Board meetings are open for observation by any homeowner who wishes to attend.
- Until further notice, Board meetings will be conducted via Zoom Video Conference.
- Meeting notice will be published one week in advance, with a reminder notice the day prior to the meeting.
- Meetings will begin on time. Log in early enough to resolve any technical issues.
- Zoom meetings will be recorded (video, audio, chat messages).
- Recordings will be paused (or edited) if sensitive information needs to be discussed.
- Zoom recordings will only be shared with Board and Committee members. Recordings will be retained until free iCloud storage capacity is reached. Nominally, this will enable us to retain the three most recent meetings.
- The Board will follow parliamentary procedure for decisions requiring a Board vote.
- Please stay on mute unless speaking. Use the 'Raise Hand' feature to request the floor. For decisions, all board members will be given the option to speak.

Action Items from August Meeting