



HOA Board of Directors' Meeting – October 13, 2021

Attendance

P=Present, E=Excused, A=Absent

Attendance	Name	Position	Roll
	Joyce Stewart	President	Officer
	Connie Hanson	Vice-President	Officer
	Donna Whitehead	Secretary	Officer
	Frank Yandrasits	Treasurer	Officer
E	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
E	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 9/8/2021 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

- White rocks
- No littering sign on VPD
- NGPE only declassified in Lake E-update about other lakes
- More info about mounds in Lake F

Approval of Minutes

Donna Whitehead



7:00 Approval of minutes

- ☐ Approval of September 8 , 2021, meeting minutes
- ☐ Amendment to the July 14, 2021, meeting minutes

President's Report

Joyce Stewart



President's Report

Joyce Stewart



Gift a Tree

- In appreciation of ...
- In memory of ...
- Invite homeowners to participate in the November newsletter
- Perfect timing during the holiday season



Treasurer's Report

Frank Yandrasits



The detailed information presented at the Board meeting has been removed from material posted on the unsecure Montreux HOA website.

Treasurer's Report

Frank Yandrasits



Statements (Year-to-Date as of October 11, 2021)

- [Profit and Loss](#)
- Expense Detail
- [Balance Sheet](#)

November 10th Board of Directors Meeting

- Review 2021 Reserve Study Recommendations
- Draft 2022 Budget

December 8th Board of Directors Meeting

- Adopt a 2022 Budget in compliance with CC&R Section 9.1:
The Association's fiscal year shall be the calendar year unless the Board designates another fiscal year. Within thirty (30) days prior to the beginning of each fiscal year, the Board shall adopt an Association budget for the following fiscal year, setting forth the amounts reasonably estimated for Common Expenses.

Landscape Report

Judy Norman



Seasonal Plantings Completed



Landscape Report

Judy Norman

Summer Plants Distributed



Landscape Report

Judy Norman



Arborvitae Replanted

- Planted 103 in Spring of 2021-Drought occurred during the summer (35 survived)
- Replanted 61 the second week of October 2021 and will finish replanting 7 more before the end of October 2021
- Removed 3 aged dead ones
- 7 more aged dead ones need planting in the future



Landscape Report

Judy Norman



Arborvitae Replanted



Landscape Report

Street Trees

- Tree Committee selected Arborwell for Phase 3 & 4 Pruning.
- Pruning on NW Lac Lemman Drive and NW Montreux Drive completed (May 2021).
- Pruning on NW Village Park Drive *almost* complete (October 2021).
- Phase 2 Tree Replacements deferred to 2021.

Recommendations from "Arborist Report – Montreux HOA" by Davey Resource Group, August 2020



Norway Maples

updated 11/2/2020	Removal Priority			Prune Priority		Routine Prune				
Location	1	2	3	1	2	Large Tree	Small Tree	Monitor	No Priority	Total
Village Park Dr.	17	3	6	24	37	35	55	10	72	259
Montreux Dr.	1	1	1	2	17	1	3	1	65	92
Lac Lemman Dr.	0	1	1	9	60	4	0	0	0	75
Total Trees	18	5	8	35	114	40	58	11	137	426



Armstrong Maples

Complete	Phase 1	Village Park Dr: Priority 1 & 2 Removals (20 trees), Priority 1 Pruning (24 trees)
In Planning	Phase 2	Replant missing trees on VPD (20 trees)
In-Work	Phase 3	Village Park Dr: Finish Pruning (127 trees)
Complete	Phase 4A	Lac Lemman: Pruning (73 trees)
Complete	Phase 4B	Montreux Drive: Pruning (23 trees)
	Phase 5	Priority 2 & 3 removals and replanting (11 trees)

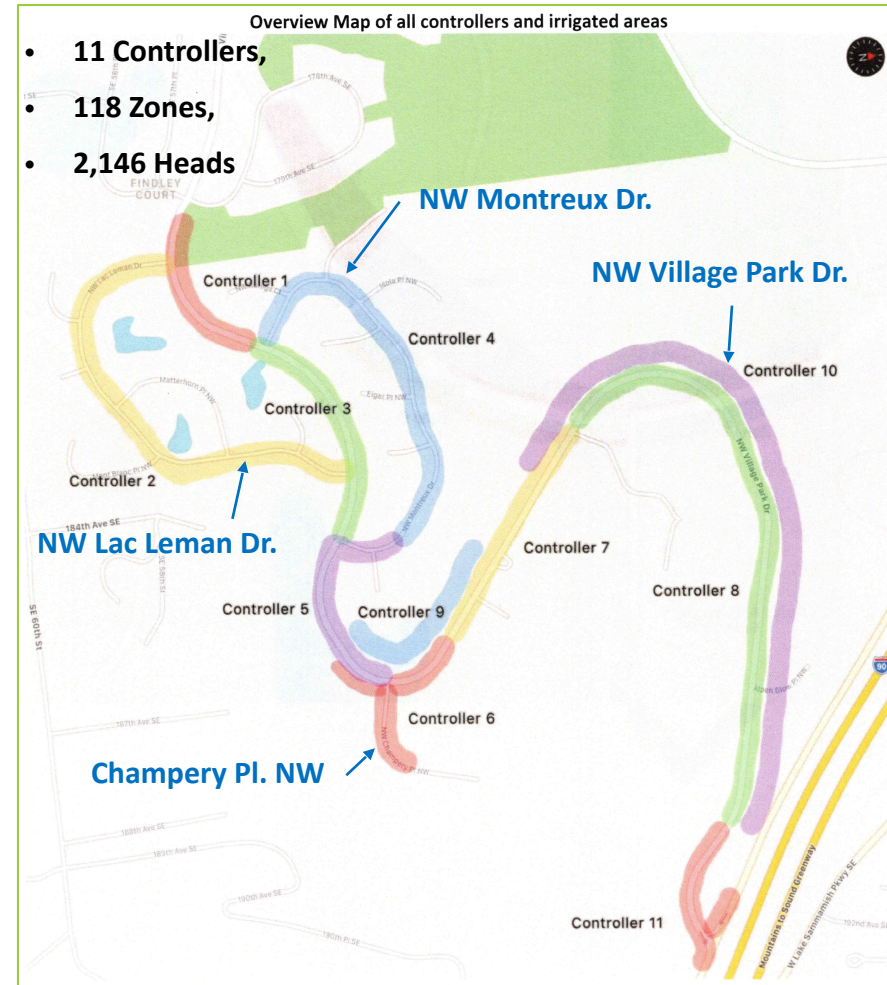
Landscape Report

Irrigation System

- Repair estimates included in the 2021 Reserve Study for multiyear funding.
- Record-setting heat wave in June 2021.
- Second longest dry spell on record this summer.
- Repairs authorized for Controller 3 and 4 this spring were started this fall.



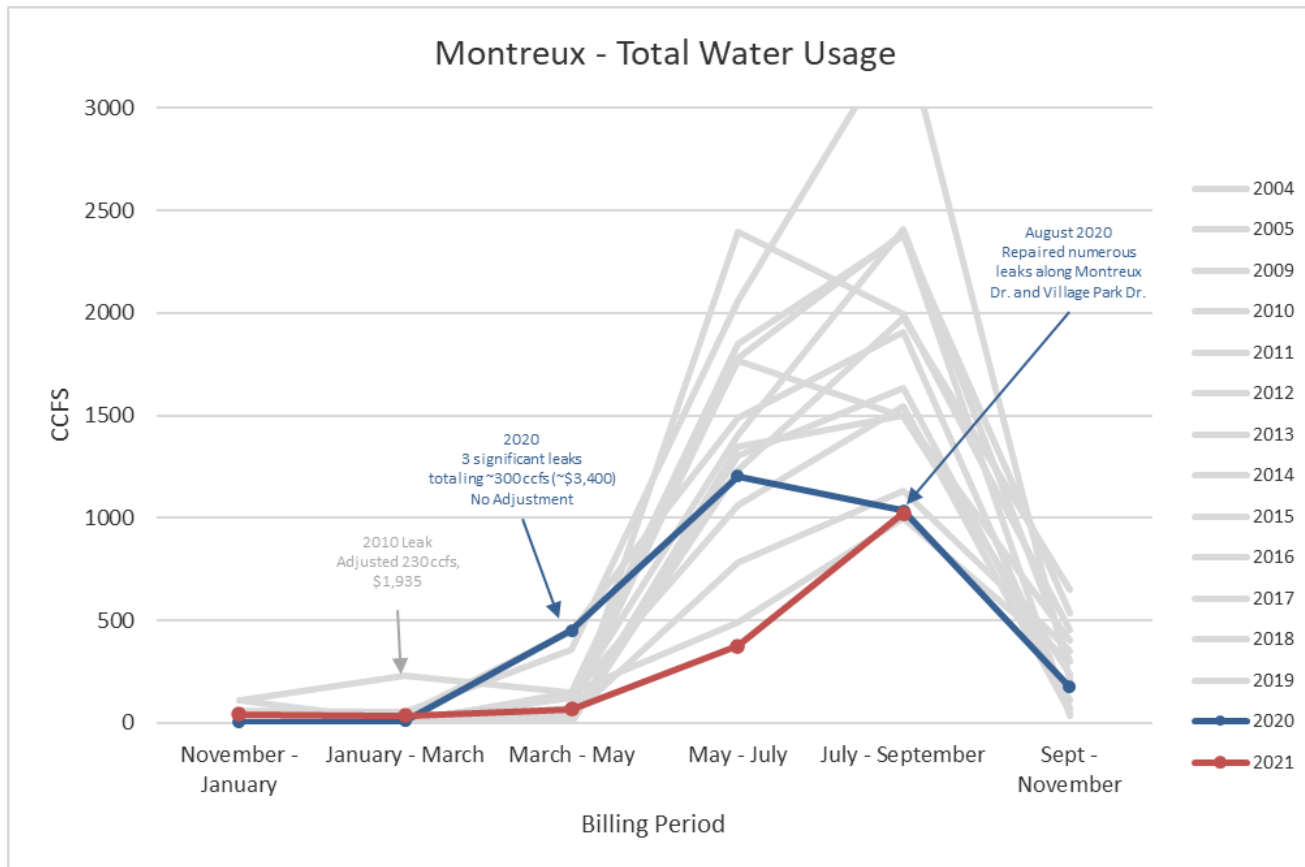
Significant tree root impact on irrigation



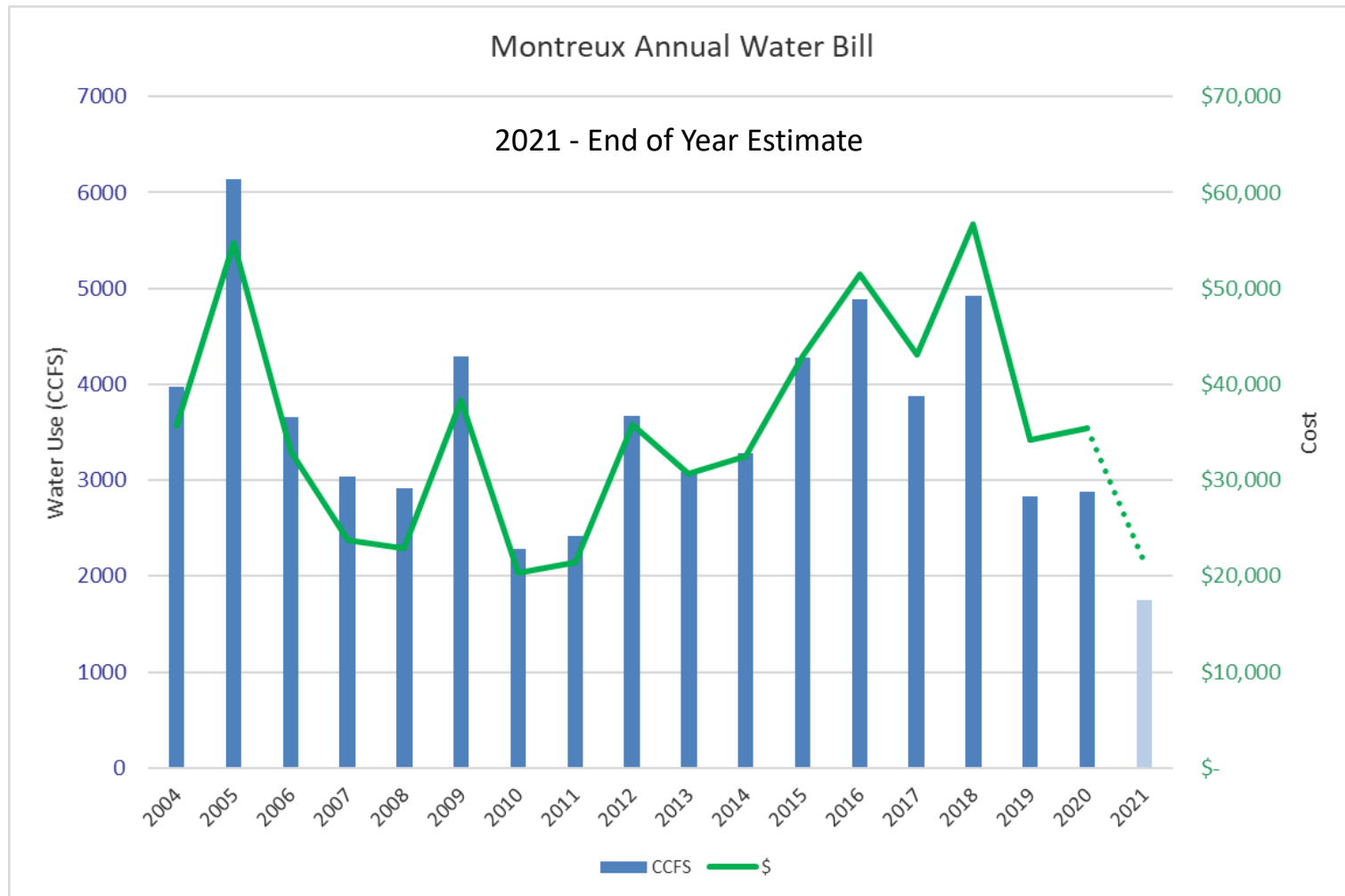
Landscape Report

Irrigation System

- Same watering schedule this year as recent years.
- Repairs made last fall saved water this year.



Landscape Report



Waterfalls Report

Jerry Lilly



Montreux HOA
Board Meeting
October 13, 2021

Waterfalls

Jerry Lilly

206-972-6919 (cell)



Montreux Waterfalls

The waterfalls used 69,492 gallons of water in September 2021 (2" rain) compared to 70,101 gal. in August 2021 ($\frac{1}{4}$ " rain)

The water bill for July through mid-September was \$261.16 which works out to \$3.43/day. Electricity cost: \$29/day

Both falls are working fine, but the main light that shines on the top portion of the large falls is not working at night.



Electrical Report

Suresh Kumar/David Lee



- Update on VPD light fixtures

Architectural Control Committee (ACC) Report

Jerry Mack



ACC Summary (No Report for October)

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

- Asked two homeowners to remove the white rock from their beds and replace with groundcover that fits Montreux's nature setting.
- Surveyed three areas in the Association to determine clear common area boundary lines.

Covenants, Conditions & Restrictions (CC&R) Report

Carrie Blanton

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

Government Affairs Report

Susan Glicksberg



- No Report

Social Report

Hamid Koohpai



- No Report

Newsletter Report

Lynn Mack



Please 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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- ☐ Ponds & Stormwater – Frank Yandrasits

- ☐ Newsletter – Lynn Mack / Joyce Stewart

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8:00 Other topics & input from homeowner/s

Review action items for November 10 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.

