

Montreux Homeowners' Association Meeting Minutes

Date: August 8, 2021, 7-9 p.m.

Venue: Board President's residence

Attendees from Board:

Joyce Stewart - President	Frank Yandrasits Treasurer and Ponds & Stormwater
Connie Hanson – Vice President	Donna Whitehead - Secretary
Jerry Mack - ACC + NGPE	Hamid Koohpai – Social Chair
Jerry Lilly – Waterfalls, Electrical	Susan Glicksberg – Government Affairs
Lynn Mack - Newsletter	Judy Norman - Landscaping
Carrie Blanton and Connie Hanson - CC&Rs	Cristian Gal – Website
David Lee - Electrical	Suresh Kumar - electrics

Homeowners

Richard Labrecque - homeowner	
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General reminder of Board meeting logistics

The August meeting was held in person.

Secretary – Donna Whitehead

Reviewed the July 2021 minutes. Approval was motioned by Jerry Mack, seconded by Hamid Koohpai, and approved unanimously by the Board.

President's Report – Joyce Stewart

Introduced new co-chairs of the electrical work – David Lee and Suresh Kumar, who will be working in conjunction with Jerry Lilly. We appreciate the extra support and are glad you're here!

Treasurer – Frank Yandrasits

The Annual Report was filed with the Secretary of State's office last week and the Association does not need to file anything further until the end of 2022. The new filing includes an update of addresses and the Board President's name.

Frank proposed moving the filing date to August of each year to keep the Association more current.

The previous treasurer missed the deadline for filing the 2019 taxes by a week. As a result, the Association paid the \$38 IRS fine.

The Board reviewed the current Balance sheet and compared it to the position at the same time last year.

In addition, the Board also reviewed the overall Treasurer's Report.

Landscaping – Judy Norman

The significant heat is severely impacting the grass and plants (especially new ones).

It has been difficult to find irrigation help this summer (similar to other industries across the US).

We are finding that we have a mole issue in the one area that is wet (there are likely leaks that keep the dirt moist). Plantscapes has been helping with the problem.

The annual backflow test was completed, and all valves passed.

All controllers have been on since mid-May, but it's difficult to combat the heat and so we have dry, brown, grassy areas.

Discussion on whether we need to specifically assess the irrigation system with a view to potentially replacing it, versus asking Plantscapes to do a thorough review of the system in late Fall.

Agreed to wait to see if the national employment situation rectifies and therefore, we can get contractors to come and help / quote.

Waterfalls and Electrical – Jerry Lilly / David Lee / Suresh Kumar **Electrical**

There are some lights on all day, and many lights not working at all. We are waiting for a contractor to be available to come and look at the issues.

Waterfalls:

The waterfall was unfortunately soaped twice last month, and so right now the waterfall is off. The laundry detergent and anti-foam chemical is pollution into our environment.

We will send an email to all homeowners explaining the issues and asking them to be vigilant. We will also include the issue in the newsletter to raise awareness.

Architectural Controls Committee (ACC) – Jerry Mack

As is usual at this time of year, there has been quite a few requests to the ACC, including tree removal from homeowners' properties.

A question was asked on whether installing air conditioning needs ACC approval – answer is yes.

Native Growth Protection – Jerry Mack

The Board received proposals from 2 companies to complete the NGPE assessment and remove the trees that need to be taken down. One of the companies (Arborwell) included record keeping for continuous tracking in their proposal.

Motion to accept Arborwell's proposal made by Judy Norman. Motion seconded by Jerry Lilly. Board voted to approve the motion and it was passed.

We are considering whether to have one company on a rolling contract that also employs an arborist, to have a "one-stop shop" approach. This is an ongoing consideration, and we will return to the Board with a proposal at a later date.

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

Members of the Board reviewed the neighborhood and contacted all the homeowners who were in violation of the CC&Rs. Overall, there was a great response by homeowners who mostly took immediate action.

We have no update from the City of Issaquah on moss on the sidewalks.

Government Affairs – Susan Glicksberg

There's a 10-acre piece of property that is for sale behind Montreux (south of our neighborhood). Susan will find out from King County if there is a feasibility study underway and if so, what the plans are and how it might affect Montreux.

Social – Hamid Koohpai

Getting ready for the Block Party on September 18. All permits have been submitted and we are waiting for approval from the City of Issaquah.

Cost of the event is approximately \$5200. We have paid 25% of this and we are under contract.

All Board members have been asked to volunteer at the event.

We will send a Save-the-Date email to homeowners as soon as we have received City permits.

Due to Covid concerns, we have opted against the traditional BBQ and will have the food catered to minimize touch points.

Newsletter – Lynn Mack

The next newsletter is due November, just before Thanksgiving.

Homeowner's Questions:

Q: irrigation head is damaged – could this be because the grass is cut very low and therefore exposes the irrigation head to the lawn mower blades?

A: most of the damage is due to trees and tree roots, not mower blades.

Q: The price we paid to replace the arbor vitae – are we down by \$300?

A: \$66 per tree is the cost, but the costs included dirt and other items. Significant monies were saved by having a different vendor plant the arborvitae.

Q: Where there are issues with uneven sidewalks, who is responsible?

A: The City of Issaquah is responsible and has repaired 11 of them. Joyce continues to be in contact about the other 30+ cracks and issues.

Next meeting: September 8, 2021.