

Montreux Homeowners Association Meeting Minutes

Date: 8th September 2021, 7:00 p.m. – 7:45 p.m.

Venue: Online

Attendees from Board:

Joyce Stewart - President	Hamid Koohpai – Social Chair
Jerry Lilly – Waterfalls, Electrical	Donna Whitehead - Secretary
Susan Glicksberg - Government Affairs	Judy Norman – Landscaping
Carrie Blanton - CC&Rs	
Connie Hanson – Vice President and CC&Rs	

Homeowners

Jay Willenberg	
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Absent

Frank Yandrasits Treasurer and Ponds & Stormwater	Jerry Mack - ACC + NGPE
Lynn Mack – Newsletter	Cristian Gal – Website
David Lee – Co-chair of Electrical	Suresh Kumar – Co-Chair of Electrical

Secretary – Donna Whitehead

Reviewed the August 2021 minutes.

Approval was motioned by Jerry Lilly seconded by Carrie Blanton and approved unanimously by the Board.

President's Report – Joyce Stewart

Joyce has been monitoring the garbage situation with the parking area on Village Park Drive and has been personally picking up the garbage when she sees it. Thank you, Joyce!

The President has committed to have a digital storage area with identified documents in place by the end of December.

In a transition meeting regarding electrical work with Jake from Platt Electrical, Jerry Lilly and Suresh Kumar, Platt Electric agreed to reimburse for the cost of 77 Focus Light Fixtures on Village Park Drive.

Treasurer – Frank Yandrasits

Frank was absent from the meeting but sent his monthly financial reports in advance to the Board.

Landscaping – Judy Norman

Joyce and Judy weeded the waterfall area to support Jerry's waterfall work. Thank you to Joyce and Judy for their volunteer weeding work.

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

The new timer for the waterfalls still has not arrived. The current timer is working but the falls are now running from 5am to midnight.

Waterfalls

Jerry weeded the waterfall area, mostly horsetails around the large falls. He also added algaecide to both falls. Thank you to Jerry for his volunteer weeding work.

Architectural Controls Committee (ACC) – Jerry Mack

Lots of people are contacting Jerry for ACC approval before work is done on their property, which is a positive thing.

Jerry Mack and Jerry Lilly have collaborated on a form that homeowners will fill in the future to request ACC permission.

Native Growth Protection – Jerry Mack

HOA signed a contract with Arborwell to remove / snag 8 high risk trees. 2 further high-risk trees have been identified and will be added to the contract.

Next step: develop a work program for next level risk trees, which will be added to the 2022 budget plan.

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

This has been a light month with only small concerns. After being contacted by Carrie, most people are complying with the HOA requests to remediate the issues.

Government Affairs – Susan Glicksberg

Despite her attempts, Susan has not been able to find out more information about the potential property development to the north of Montreux. (On 60th, approx. a 10-acre plot, zoned for 9 houses.)

Social – Hamid Koohpai

The 2021 Block Party has been cancelled due to Covid. The Board wanted to be fiscally responsible with the Montreux budget given we were not sure if it would be well attended. Hamid negotiated the cancellation fee to 6% of the total cost (from 25%), with 19% of the cost applied as a credit to our event in 2022.

Holiday Lights – Holiday Lights installation has been scheduled for late October with a discount of 10% as “early birds”.

Ponds and Stormwater – Frank Yandrasits (absent but sent a report)

Our vendor, Northwest Aquatic Eco-Systems, removed vegetation on all three ponds on August 31, consistent with our CC&Rs. Lake E and H has small amounts of vegetation. Lake F had a substantial amount and dirt mounds are forming from the vegetation.

Because of the cost associated with manually removing these mounds from Lake F, the recommendation is to wait until further discussion takes place to when/how to resolve this issue.

Based on input from lake residents, the HOA has chosen to retain a small amount of vegetation on each pond.

Old plat drawings list the stormwater tracts as NGPE, but they have not been treated as NGPE by the HOA over the last 25 years. We have a record from October 2019 that the City of Issaquah reaffirmed the stormwater tracts were not NGPE. Joyce is following up to make sure that includes all lakes, not just Lake E.

Unfortunately, due to a lack of consistent record keeping, the issue is occasionally raised. The digital document storage area committed to by the President (Joyce) will help with this issue.

Newsletter – Lynn Mack

Next newsletter is due November just before Thanksgiving. Please submit all content by November 5th.

ACTIONS:

- Carrie Blanton will look at “No littering” signs to see if she can find one that will be in keeping with the Montreux aesthetic to put by the utility area along VPD.

Homeowner Questions: - no questions

Next meeting: October 13, 2021.