



HOA Board of Directors Meeting – November 10, 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
	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
E	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 10/13/2021 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 December 8 meeting

Approval of Minutes

Donna Whitehead



7:00 Approval of minutes

- ☐ Approval of October 13, 2021, meeting minutes

President's Report

Joyce Stewart



President's Report

Joyce Stewart



Gift a Tree

- This Thanksgiving season offers Montreux neighbors a lasting and visual way to show our gratitude -- the *Montreux Gift a Tree* project. Between now and next fall, we will replant 25 trees along Village Park Drive. To have a tree planted in memory of or in honor of someone for whom you are grateful, homeowners may choose from among a list of approved tree species and prices. Your name and that of your honoree(s) will be on a small nameplate attached to your tree. Please email me at hoa.montreux@gmail.com to be a part of this lasting memory and gratitude lane in our neighborhood -- or if you have questions.
- Prices range between \$265-330 per tree and \$250 for planting
- Planting between December 2021-February 2022 or Fall 2022
- Donations can be made by individuals or groups of individuals

Email Communication for Homeowners

- Missing 12 emails and six that are returned

Satellite Dishes

NGPE

Lots listed on Isola Place

Action Items from October Board Meeting

- Carrie Blanton: investigate "no littering" signs
- Joyce Stewart: write guidelines for the Gift a Tree program
- Suresh Kumar: continue to investigate options for Village Park Drive failed lights
- Suresh Kumar: look at the timer and lighting for the Lake F
- Frank Yandrasits: draft of 2022 budget



Treasurer's Report

Frank Yandrasits



Statements (Year-to-Date as of November 5, 2021)

- Profit and Loss
- Expense Detail
- Balance Sheet

Late Fees and Interest

- On April 14, 2020, in response to the COVID-19 pandemic, Governor Inslee issued **Proclamation 20-51: Community Association and Late Fees**. This proclamation prohibited homeowners' associations from charging interest and fees for late payment of assessments while the Proclamation was in effect.
- Governor Inslee rescinded this Proclamation starting July 24, 2021.
- The HOA resumed charging interest and late fees for overdue accounts effective August 1, 2021.
- As of October 23, seven homeowners have overdue accounts totaling \$8,613 with \$472 more in late fees and interest since August 1.

Treasurer's Report

Frank Yandrasits



Fiscal Year 2022 Budget Planning

2021 Reserve Study ([link file](#))

- Funding recommendations (page 2, 8)
- 5 Year look ahead (page 7)

2022 Draft Budget

- Transition from “Capital Expense” to “Reserve Expense” category
- Budget the annual Reserve Contribution in the “Reserve Expense”
- At end-of-year, transfer remaining “Reserve Expense” balance to the Reserve Fund (Vanguard Money Market Account)
- More clearly document and track:
 - NGPE Tree maintenance
 - Street Tree maintenance
 - Water Features (waterfall maintenance, pond maintenance)
- Should we propose a dues increase in 2022?

Treasurer's Report

Frank Yandrasits



2022 Draft Budget

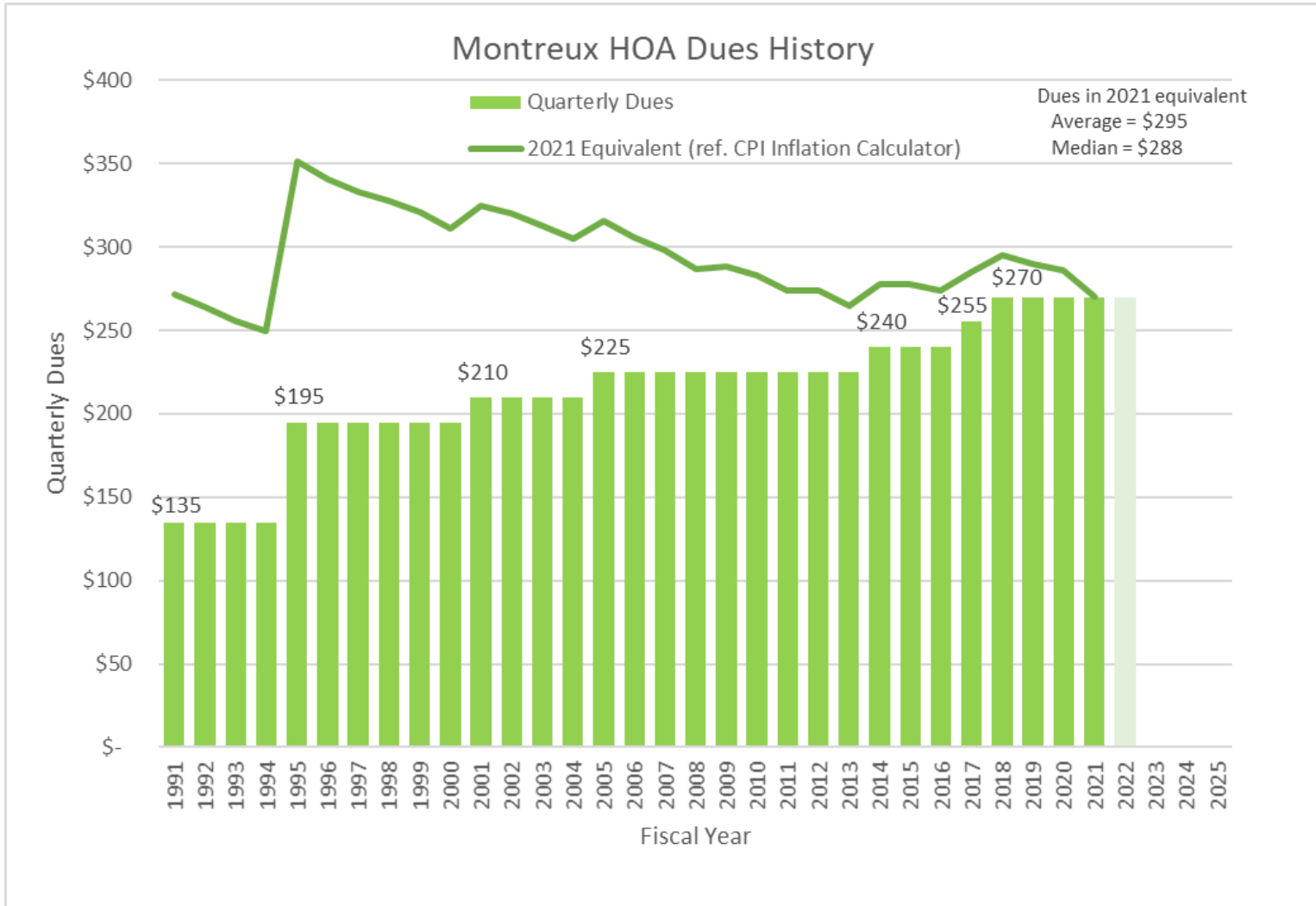
Two Scenarios for Discussion

Information removed when
presented on website.

DRAFT

Treasurer's Report

Frank Yandrasits



Treasurer's Report

Frank Yandrasits



December 8 Board of Directors' Meeting

- Adopt the 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.
- Discuss/decide 2021 Reserve Fund contribution.

Landscape Report

Judy Norman



Tree Subcommittee Update-Frank



Waterfalls Report

Jerry Lilly



Montreux HOA
Board Meeting
November 10, 2021

Waterfalls

Jerry Lilly

206-972-6919 (cell)



The waterfalls shut down automatically on October 16 due to a low water level alarm. It turns out that someone shut off the makeup water supply at the irrigation water supply meter that serves the waterfalls. Jake, from WE Electric, was able to locate and open the shut-off valve to keep the falls running. No one knows who could have shut off the water supply.

The outdoor light that shines on the top of the falls is full of water and not functioning. Jake, from WE Electric, is ordering up a new light fixture.

The waterfalls used 69,492 gallons of water in September and 49,248 gallons in October 2021 (with a total of 10.87 inches of rain), compared to 175,746 gallons in July & August 2021 (with only 0.32 inch of rain).

Our water bill for both waterfalls for the 61 day billing period for July 1 through September 14, 2021 was \$261.17 which works out to \$3.53/day.

The electric bill for September was \$906.08 (\$30.20/day), up 6% from the August bill of \$852.60. The increase is probably due to longer hours for nighttime lighting.

Electrical Report

Suresh Kumar/David Lee



- Update on VPD light fixtures

Architectural Control Committee (ACC) Report

Jerry Mack

Category	Number of Homeowners Requests	Division
Exterior Painting	1	1
Roof Replacement	1	2
Fencing	1	2
Tree Removals (on owner property)	Several	1 and 2
Landscape Work	0	-

Architectural Control Committee Satellite TV Dishes

Recent inquiry regarding HOA allowing satellite dishes to be visible
CC&Rs (1991) Para 5.13 states, in part, that antennae including satellite dishes are prohibited unless screened from view.

In 1996, the FCC adopted by direction from Congress, a rule that prohibits restrictions that impair the installation, maintenance, or use of antennas or satellite dishes. The rule prohibits most restrictions that prevent/preclude acceptable reception of a signal.

<https://www.fcc.gov/media/over-air-reception-devices-rule>

Architectural Control Committee Satellite TV Dishes

- There are only a few satellite dishes on Montreux homes.
One is located on upper roof, backside of the house (not very visible).
Another one is on the side of the house which is exposed on all four sides
(there is no option for hiding/screening).
- In the above cases, the HOA believes the locations are protected by the intent of the FCC rule.
- To avoid confusion in the future, the HOA should consider amending the CC&Rs to be compliant with the FCC rule.

Native Growth Protection (NGPE) Report

Jerry Mack

- Arborwell Tree Company completed the contract work to remove high risk trees in the NGPE.
- Additional hazardous trees have been identified and will be discussed in the near future for addition to the NGPE work program.
- The City continues to work internally to resolve the NGPE designation on the original plat drawings for the retention ponds. The City agrees that we should continue to maintain our ponds the way we have done for the past 25+ years.

Covenants, Conditions & Restrictions (CC&R) Report

Carrie Blanton-No Report

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

Government Affairs Report

Susan Glicksberg



- No Report

Social Report

Hamid Koohpai

Holiday lights



Social Report

Hamid Koohpai

Welcome packets mailed to nine new homeowners

- Letter from Board
- Summary of CC&Rs
- Information on how to contact the Board
- Resources from Issaquah Chamber of Commerce
- Personal note from Hamid and Joyce



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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