

Montreux Homeowners Association Meeting Minutes

Date: 10th November 2021, 7:00 p.m. – 8:20 p.m.

Venue: Online

Attendees from Board:

Joyce Stewart - President	
Jerry Lilly – Waterfalls, Electrical	Donna Whitehead - Secretary
Susan Glicksberg - Government Affairs	Judy Norman – Landscaping
Cristian Gal – Website	Frank Yandrasits Treasurer and Ponds & Stormwater
Suresh Kumar – Co-Chair of Electrical	Hamid Koohpai – Social Chair

Homeowners

Richard Labrecque	
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Absent

David Lee – Co-chair of Electrical	Jerry Mack - ACC + NGPE
Lynn Mack – Newsletter	Carrie Blanton - CC&Rs
Connie Hanson – Vice President and CC&Rs	

Secretary – Donna Whitehead

Reviewed the October 13, 2021 minutes.

Approval was motioned by Frank Yandrasits and seconded by Jerry Lilly. The minutes were approved unanimously by the Board.

President's Report – Joyce Stewart

Joyce reviewed the Montreux Gift a Tree program guidelines that will appear in the Montreux newsletter.

Planting can start in December of this year and go through until February and then pause until Fall 2022, to avoid planting new trees during hot summer months.

The Board reviewed the program guidelines, including the pricing structure of the program, whether a homeowner can choose the position of the tree, and how the nameplates will work.

It was agreed that the cost of Gifting a tree would be a fixed price of \$500 (tree and planting), and the HOA will cover any other outstanding costs. The trees will be selected from the list the tree subcommittee approved.

We are making progress on getting viable email addresses for all homeowners.

Two lots have been listed on Isola Place – we will be working with the building company to provide necessary Association documents.

Treasurer – Frank Yandrasits

The Profit and Loss and Balance sheet were sent to the Board prior to the meeting.

Late Fees and Interest:

The proclamation from Governor Inslee about not charging fees for late payments has been rescinded. Effective August 1, 2021, the HOA has resumed charging interest and late fees for overdue HOA payments. Five homeowners have late payments due to the HOA.

Fiscal Year 2022

- Reserve Study: We reviewed the Montreux Reserve Study. The idea of the Reserve account is to keep the risk low for any special assessment.
- Draft Budget: Suggested some changes in how the categories in the Budget are used, and to more clearly document and track NGPE tree, street trees, and water feature maintenance spend.

Discussion on whether we should propose an increase in HOA dues for 2022. Decision was made that we would not increase the dues for 2022, but it was very likely that we would need an HOA dues increase for 2023. It was agreed that this would need clear, early communication to homeowners about the increase and the reasons why (specifically the Reserve Study, what it is and why it's needed).

Landscaping – Tree Sub-Committee - Frank Yandrasits

The Sub Committee met with a tree specialist to get an idea of potential replacement tree types and the cost associated with each.

The Sub Committee will get competitive quotes for the supply of the trees, and we will start replacement planting as soon as is appropriate.

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

Waterfalls - Jerry

The outdoor light on the top of the falls will be replaced, as it's currently not working.

Electrical - Suresh

The Village Park Drive lights were installed in 2016 and the warranty ran out at the end of 2019. Records show that we have had problems with the fixtures during the warranty, suggesting manufacturer failings. Platt Electrical Company has agreed to give us some credit for the fixtures but the new fixtures cost more than the ones we originally installed. Suresh is still working with Platt and the manufacturing company.

The replacement wouldn't start until the summer in order to fit them during warm, dry weather.

Architectural Controls Committee (ACC) – Jerry Mack

Jerry was absent so Frank covered this item.

The ACC received an inquiry about satellite dishes. There is a rule from Congress that prohibits restrictions on satellite dishes: <https://www.fcc.gov/media/over-air-reception-devices-rule>

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.

The Board also discussed air conditioners and generators. It was agreed that Jerry Lilly would investigate the City ordinances on noise for these items and write up a paragraph for the newsletter.

Native Growth Protection – Jerry Mack

Jerry was absent so Frank covered this item.

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

No items to report.

Government Affairs – Susan Glicksberg

Susan reported on the King County Disaster Preparedness training.

Social – Hamid Koohpai

Holiday lights were completed in mid -October with an “early bird” discount. They will be turned on after Thanksgiving.

We mailed welcome packets to nine new homeowners. The package includes a letter from the Board, a personal welcome note from Joyce and Hamid, a summary of the CC&Rs and how to contact the Board, and resources from the Issaquah Chamber of Commerce.

Ponds and Stormwater – Frank Yandrasits

No items to report.

Newsletter – Lynn Mack

All items are due to Lynn asap.

Homeowner Questions:

Question about the ditch on Lac Leman and blockages.

Summary of Actions:

Carrie Blanton: investigate “no littering” signs for near the entrance waterfall

Suresh Kumar: continue with his investigation for Village Park Drive failed lights

Suresh Kumar: look at the timer and lighting for the Lake H

Jerry Lilly: investigate the City ordinances for noise of generators.

Jerry to write a paragraph for the newsletter to let homeowners know the rules.

Next meeting: December 8, 2021.