



HOA Board of Directors' Meeting – April 13, 2022

Attendance

P=Present, E=Excused, A=Absent

Attendance	Name	Position	Roll
	Joyce Stewart	President	Officer
E	Connie Hanson	Vice-President	Officer
E	Donna Whitehead	Secretary	Officer
	Frank Yandrasits	Treasurer	Officer
E	Jerry Mack	ACC & NGPE	Director
	Carrie Blanton	CCRs	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
	Lynn Mack, Joyce Stewart	Newsletter	Committee
	Suresh Kumar David Lee	Co-chairs for electrical	Committee

Quorum?

At least five (5) members constitute a quorum.

Board Meeting Agenda

7:00 Welcome, Attendance, Approve 2/9/2022 Board Meeting Minutes – Joyce Stewart

Approve 3/9/2022 Annual Meeting Minutes – Joyce Stewart

7:05 President's Report – Joyce Stewart

7:10 Chair reports

- ☐ Landscaping – Judy Norman
- ☐ Waterfalls & Electrical – Jerry Lilly, Suresh Kumar
- ☐ Treasurer – Frank Yandrasits
- ☐ Architectural Control Committee (ACC) – Al Dimakis for Jerry Mack
- ☐ Native Growth Protection (NGPE) – Al Dimakis for Jerry Mack
- ☐ Covenant, Conditions & Restrictions (CCRs) – Carrie Blanton
- ☐ Government Affairs – Susan Glicksberg
- ☐ Social – Hamid Koohpai
- ☐ Ponds & Stormwater – Frank Yandrasits
- ☐ Newsletter – Lynn Mack / Joyce Stewart
- ☐ Website – Cristian Gal

8:00 Input from homeowner/s

Review action items for May 11 meeting

Approval of Minutes

Donna Whitehead



7:00 Approval of minutes

- ☐ Approval of February 9, 2022, Board meeting minutes
- ☐ Approval of March 9, 2022, annual meeting minutes

President's Report

Joyce Stewart



Preliminary 2022 Montreux Board of Directors' Results (137 returned votes-a few where votes were not cast for all candidates-that is why the total in each category does not equal 137) 48 homeowners needed to create a quorum.

- Joyce Stewart, President
- Jan Rogers-90 votes/Jay Willenberg-41 votes, Vice President
- Donna Whitehead, Secretary
- Frank Yandrasits, Treasurer
- Al Dimakis, ACC & NGPE
- Mona Khanuja, CCRs
- Susan Glicksberg, Government Affairs
- Richard Labrecque-37 votes/Judy Norman 96, Landscaping
- Jerry Lilly, Waterfalls
- Hamid Koohpai, Social

Gift a Tree Update

- Two more donations

Conversation with the Mayor of Issaquah

- Possible evening in May or June

Approval of 2022 Committee Chairs

- Electrical-Suresh Kumar and David Lee
- Irrigation-Warren Hanson
- Newsletter-Kay Gosse
- Ponds and Stormwater-Carrie Blanton
- Website-Cristian Gal



Landscape Report

Judy Norman



Irrigation-Warren Hanson



Landscape Report

Judy Norman



Irrigation work completed in March-Warren Hanson

- Completed repairs on Controller 2: zones 4,5, 6, 7, 8, and 15 on NW Lac Lemman Drive
- Replaced 47 sprinkler heads, a valve box, and sodded a grass strip
- Repaired a leaking PVC pipe



Landscape Report

Judy Norman



Prepared grass strips on VPD in preparation of electrical work-Suresh Kumar

- Removed fixtures and chipped roots around fixtures from 24 areas
- Placed cement blocks
- Labor cost will just be a bit beyond \$5000
- Work in progress



Electrical Report

Suresh Kumar

Electrical work-Suresh Kumar

- Cleaned fixtures of all grime, soil, and emptied any water condensation
- Replaced holders and brackets with new ones
- Removed conduit cap at the bottom and sealed with silicone
- Work in progress



Electrical Report

Suresh Kuman

- Cleaned the glass cover and gasket
- Replaced stripped screws
- Sealed inside and outside with silicone
- Positioned fixture .5-1" above concrete block
- Filled with rocks
- Initial estimate \$6600 plus tax added responsibilities for \$1600



Electrical Report

Final Look



Treasurer's Report

Frank Yandrasits



Reserve Expenses

- **2021 Irrigation Repairs**

- Controller 3 and 4 zones (NW Montreux Drive and upper Village Park Drive).
- Estimate = \$17,768
- Work completed by Plantscapes in fall, 2021
- Invoice paid March 29, 2022

- **2022 Irrigation Repairs**

- NW Lac Lemane in work (Happy Gardens Landscape)
- Other areas (TBD)

- **Village Park Drive Lights**

- Estimate = \$12,000-\$15,000 to prepare grass strips and repair/upgrade 33 fixtures
- Work in progress

Waterfalls Report

Jerry Lilly



Montreux HOA
Board Meeting
April 13, 2022

Waterfalls

Jerry Lilly

206-972-6919 (cell)



Montreux Waterfalls

Jerry Lilly

Sign for waterfall?



Architectural Control Committee Report

Al Dimakis



Category	Number of Homeowners Requests	Division
Exterior Painting	1	2
Roof Related	1	1
Fencing	1	2
Tree Removals (on owner property)	5	1, 2 and 3
Landscape Work	2	1
AC/Heat Pump	2	2
New Construction (lots 32 and 33)	N/A	1

Architectural Control Committee Report

Al Dimakis



New Construction by Torrene Homes – Craftsman style w/traditional touches

- Complete submittal for lot 32 received and reviewed
- Partial submittal for lot 33 received



House on lot 33 – 4351 sq. ft



House on lot 32 – 4757 sq. ft

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	2	2
Dog Barking		
Lamp Posts	2	2
Removal of Honey Bucket	1	2

Government Affairs Report

Susan Glicksberg



- No Report

Social Report

Hamid Koohpai



Community Garage Sale-see handout

Ponds and Stormwater

Frank Yandrasits



Lake Fountains

- Lake F: New south fountain relocated. North and South fountains moored to shore with steel cables, and locations approved by the ACC.
- Lake H: fountain moored to shore with steel cables. Fountain lights repaired.
- Lake E: estimate received for mooring fountain to shore with steel cables and installing a new LED light system.

Ponds

- Permit request submitted to Department of Ecology to replant Grass Carp in the ponds.
- Waiting for guidance from City of Issaquah for removing NGPE designation on the manmade stormwater ponds from the Montreux Division Two plat drawing.

Stormwater System

- Public records request submitted for inspection records of the Montreux Stormwater System.

Newsletter Report

Lynn Mack

Please email information and pictures to Kay Gosse (kay175@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
March 2022	Completed	March 4, 2022
June 2022	May 13, 2022	May 29, 2022
November 2022	November 2, 2022	November 18, 2021
March 2023	February 20, 2023	March 4, 2023

Website Report

Cristian Gal

Website consists of several parts:

- domain name [montreux-hoa.org], registered at GoDaddy.com

- web site pages, hosted at Wordpress.com

Both have been pre-paid long ago, but expire this year.

The web site hosting expires on 5/6 and the domain name registration expires on 6/8.

Both services process payments via credit card.

Renewal cost:

- by 5/6: wordpress site: \$13/year

- by 6/8 : domain registration: GoDaddy: ~\$25/year

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