

Montreux Homeowners' Association Meeting Minutes

Date: June 8, 2022, 7:00 – 8:15 p.m.

Location: Courter Corporate Group

Attendees from Board:

Joyce Stewart - President	Hamid Koohpai – Social Chair
Jerry Lilly – Waterfalls, Electrical	Donna Whitehead - Secretary
Susan Glicksberg - Government Affairs	Judy Norman – Landscaping
Cristian Gal – Website	Al Dimakis - ACC + NGPE
David Lee – Co-chair of Electrical	

Absent

Mona Khanuja - CCRs	Frank Yandrasits – Treasurer
Suresh Kumar – Co-Chair of Electrical	Jan Rogers – Vice President
Carrie Blanton - Ponds & Stormwater	Warren Hansen - Irrigation
Kaye Gosse – Newsletter	

Homeowners

Jay Willenberg	
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Secretary – Donna Whitehead

Reviewed the May 11, 2022 minutes.

A motion to approve the May 11, 2022 minutes was made by Judy Norman and seconded by Al Dimikas. The motion passed unanimously.

President's Report – Joyce Stewart

A builder, near Isola Place, had cut down five trees. We have been working with the City of Issaquah to work out remuneration to replace the trees, which the builder has agreed.

Treasurer – Frank Yandrasits

The Treasurer's report was emailed prior to the meeting to Board members as the Treasurer was absent from the meeting.

Landscaping – Judy Norman

Weeding has been completed by volunteers in the Alpen Glow and Village Park Drive common areas, which will contribute towards the health of the arbor vitae in that area.

Lake F has also benefitted from a volunteer weeding a large common area.

Irrigation – Warren Hansen

Several valve boxes have been discovered by removing overgrown grass areas. This will help us to better control the irrigation system.

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

The waterfalls have had some light weeding to help them flow better. The waterfalls have used minimal water because of recent high levels of rain.

We usually need to pressure wash the falls around this time of year, but right now it doesn't need it. The Board agreed to save the cost of the pressure washing this year. and postpone it until next year.

The Board discussed which signs to put up by the waterfalls. The majority decided that both signs were relevant. Jerry will progress getting the signs created.

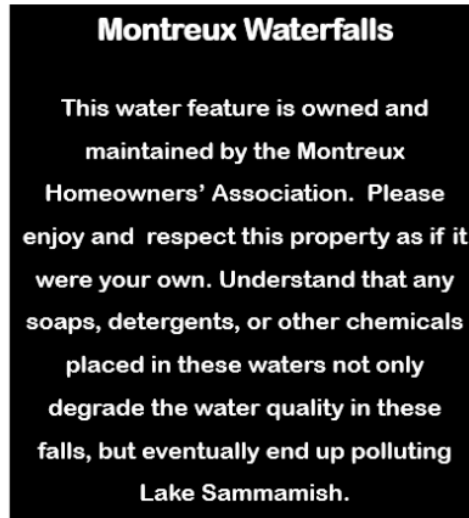
Montreux Waterfalls

Options for sign replacement at Newport Way

Option A



Option B



Electrical – Suresh / David

Out of 77 lights on Village Park Drive, only 74 were updated by the previous electrician, and 3 were missed. There was a discussion on whether we should request a refund for the three missed installations. Generally, a contract is valid for six years in WA.

It was decided to start with an open conversation with the contractor and see how they respond.

Architectural Controls Committee (ACC) – Al Dimakis

Only a few ACC requests this month, including a heat pump, and landscape work.

Covenants, Conditions and Restrictions (CC&Rs) – Carrie Blanton (absent but sent report)

Six homeowners were contacted around CC&R violations and four have responded positively so far. Similarly, we had a total of 19 lamp posts not working, but thanks to positive responses by homeowners we are down to 10 lamp posts not working.

The next improvement emphasis will be homeowners' front yards.

Government Affairs – Susan Glicksberg

No report was made.

Social – Hamid Koohpai

The social committee will be hosting the Montreux Garage Sale on July 16. As of June 7, we've had 6 houses respond positively to taking part. The committee will decide at the end of June if there is enough participation to proceed with the sale.

The social committee will be hosting happy hours in July and August.

Historically we've had the Montreux Block Party just after Labor Day. There was a proposal to move it before Labor Day to optimize for good weather.

The Board voted to keep the date as the Saturday after Labor Day.

Removal of Trees in Montreux's NGPE Areas

The HOA's legal counsel joined the meeting to report on her analysis (from reviewing Montreux's documents) related to removal of trees in the NGPE areas. Her analysis included the following main points:

- The NGPE is a common area and the HOA's responsibility.
- There is no specific language stating when the HOA needs to perform an assessment but the HOA must act reasonably and should keep prevention in mind.
- Removal of NGPE trees must have the approval of Montreux's HOA and a permit from the City of Issaquah (with the exception of an emergency).
- Only hazard trees, confirmed by a competent professional and City of Issaquah, may be removed.
- If an owner believes a tree is hazardous and wants it removed, the owner must contact the HOA and provide documentation from a qualified arborist concluding the tree is a hazard tree. The HOA Board will determine (exercising its reasonable discretion) if further action should take place, obtain the necessary arborist reports and City permits, and have the tree removed by a qualified tree removal company.
- The HOA will pay for the expenses associated with the removal. An exception may be if the tree is located in a "vegetation management zone." (See Section 4.1.2 of the Declaration for details.)
- Reasonableness is key in making decisions.
- Natural disasters do happen.

The ACC/NGPE committee will meet to discuss and create a procedure for removal of trees in the NGPE areas. The committee will bring the recommendation back to the Board in July.

Newsletter – Kay Gosse

No report was made.

Summary of Actions

- The ACC/NGPE Committee will meet to discuss and create a NGPE tree removal procedure based on our legal counsel's analysis of Montreux's documents and City of Issaquah guidelines. The proposed procedure will be presented to the Board at the July meeting.
- Jerry Lilly will connect with the electrical contractor to discuss the three lighting installations that were missed in 2016.
- Jerry Lilly will create signs to put near the waterfall.

Next meeting: July 13, 2022