



HOA Board of Directors' Meeting – August 10, 2022

Attendance

P=Present, E=Excused, A=Absent

Attendance	Name	Position	Roll
	Joyce Stewart	President	Officer
E	Jan Rogers	Vice-President	Officer
E	Donna Whitehead	Secretary	Officer
	Frank Yandrasits	Treasurer	Officer
	Al Dimakis	ACC & NGPE	Director
	Mona Khanuja	CCRs	Director
	Susan Glicksberg	Government Affairs	Director
	Judy Norman	Landscaping	Director
	Jerry Lilly	Waterfalls & Electrical	Director
	Hamid Koohpai	Social	Director
	Joyce Stewart	Past president	Director
Absent	Carrie Blanton	Ponds and Stormwater	Committee
	Cristian Gal	Website	Committee
Absent	Kay Gosse, Joyce Stewart	Newsletter	Committee
	Suresh Kumar	Co-chairs for electrical	Committee
	David Lee-Absent		
	Warren Hansen	Irrigation	Committee

Quorum?

At least five (5) members constitute a quorum.

Board Meeting Agenda

7:00 Welcome, Attendance, Approve 7/13/2022 Board Meeting Minutes – Joyce Stewart

7:05 President's Report – Joyce Stewart

7:10 Chair reports

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

8:00 Input from homeowner/s

Review action items for September 14 meeting

Approval of Minutes

Donna Whitehead



7:00 Approval of minutes

- ☐ Approval of July 13, 2022, Board meeting minutes

President's Report

Joyce Stewart



Communication with City of Issaquah

- Update on removal of NGPE designation conversation

Volunteer work

- Builds pride in the community
- Great way to recruit new Board members

Treasurer's resignation from Board of Directors

- Frank Yandrasits informed the Board president on Saturday, July 23 that he planned to resign. Frank informed the Board on August 5 that he would be resigning after the September Board meeting.
- Bylaws-"In the event of a resignation of a director, the remaining director or directors shall have full authority to appoint a successor director or directors. The successor Officer, director, or directors shall serve for the expired term of his or her predecessor."

Government Affairs Report

Susan Glicksberg



Option 1 – Petition the City to remove the NGPE designation

Pros:

- One time fee
- HOA can perform maintenance without City approval (permits)

Cons:

- Fee \$10,500 plus a 5% technology surcharge (and possible additional fees)
- Must go to City's Hearing Examiner and no guarantee of approval
- Need to have agreement of all Division 2 homeowners

Government Affairs Report

Susan Glicksberg



Option 2 – Do not petition City to remove NGPE

Pros:

- Do not have to get all Division 2 homeowners to agree

Cons:

- HOA must get a permit from the city each time we do maintenance – Fee approximately \$3300 each time (\$6600/yr. 2 times per year maintenance)
- Cannot remove tree that may damage the rockery as tree is healthy and City cannot approve removal of a healthy tree from NGPE **
- The City has NO records of Montreux HOA paying fees for permits to maintain the lakes in the 1990s and into the early 2000s
- The City is working on a variance process for cases such as this that should be approved by October

Landscape Report

Judy Norman (absent)



Landscape Report

Judy Norman

Cleared weeds from waterfall areas

- Volunteers helped three Saturday mornings
- Continued to water the *Gift a Trees*
- Removed aging dead arborvitae on upper Village Park by black metal fence and will move newer ones during the rainy season



Landscape Report

Judy Norman



Irrigation work

- Worked on north side of upper VPD, isolated potential area of leak, and more work is needed (may be a problem with the pressure regulator for the mainline in the area).
- Record-setting warm weather caused turf that is exposed to prolonged sunlight to become heat dormant. The turf is not dead, and much is receiving water 5-7 days a week. Nevertheless, we are still looking into problem spots that may not be receiving enough irrigation.
- Monitored restoration of sprinkler zones impacted by City's sidewalk construction.
- Adjusted rotor sprinkler heads on large, grassy area on upper Village Park so they do not spray into the street anymore.
- Responded to a concern regarding watering on Montreux Drive monument planting areas. Examined one inoperative area with contractor, Rodriguez Irrigation.
- Began evaluating NODE controllers on Montreux Drive. Replaced batteries and reprogrammed one units and more units need to be examined.
- A homeowner helped run diagnostics for controller #3 (most of Montreux Drive) to determine which zones are responding to the unit. All valves with NODE controllers were identified and the valve box covers were marked with an N.
- Found and repaired a leaking valve on Village Park Drive located above Alpen Glow. Monitored water meters to watch for leaks and water usage.

Waterfalls Report

Jerry Lilly



Montreux HOA
Board Meeting
August 10, 2022

Waterfalls

Jerry Lilly

206-972-6919 (cell)

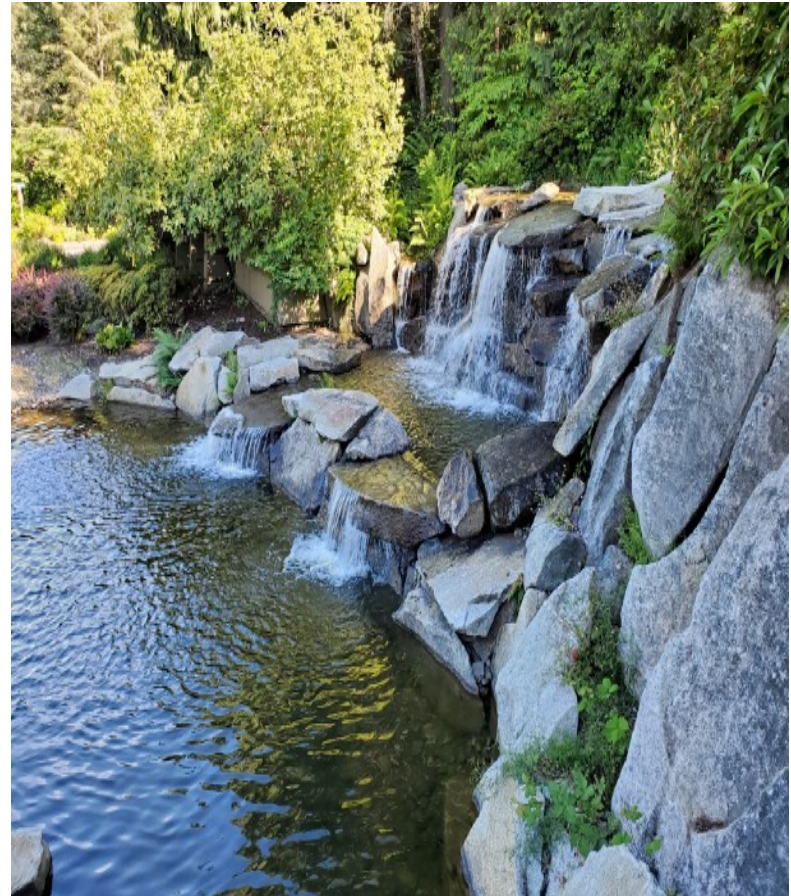


Montreux Waterfalls

The waterfalls are both working fine. On July 15, the large pond was partially drained and refilled in hopes of achieving clearer water (without success). A second course of granular algaecide was applied on July 23.

The falls were shut down for weeding by several volunteers during three weekends in July.

With only 0.2" of rain in July, the waterfalls used 52,697 gallons of water compared 32,616 in June. Overall, this year we have used 219,935 gallons of water for an average of 1,030 gallons/day.



Montreux Waterfalls

Weeding at West Side Pond

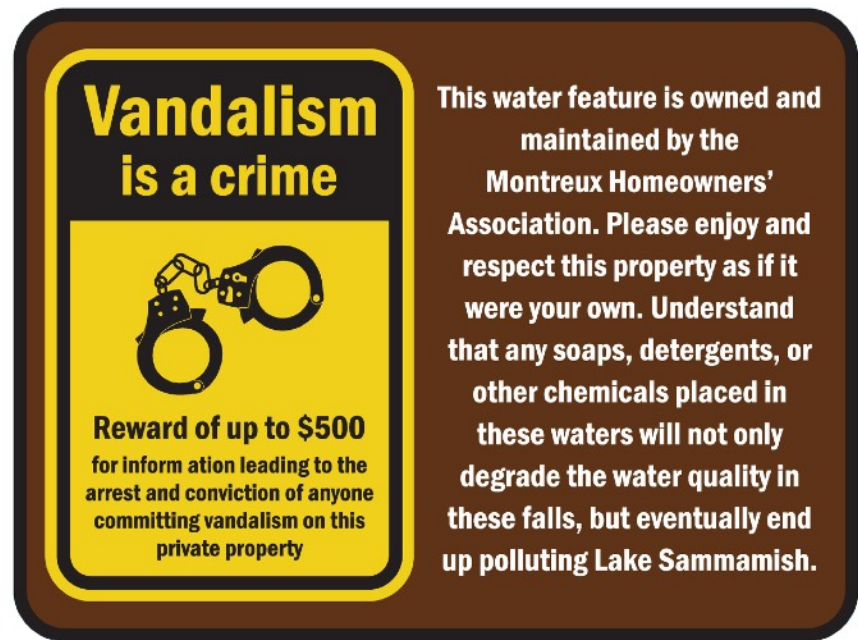


Montreux Waterfalls

The two vandalism signs have been received and are ready to be installed.

Can we get the same folks that installed the VPD light fixtures to install the vandalism signs?

The cost of both signs was \$127.78 plus installation.



Montreux Waterfalls

location option #1 for sign replacement at Newport Way



Montreux Waterfalls

location option #2 for sign replacement at Newport Way



Montreux Waterfalls

location option #3 for sign replacement at Newport Way



Montreux Waterfalls

location option #1 for sign replacement at Village Park Drive



Montreux Waterfalls

location option #2 for sign replacement at Village Park Drive





Thank you,
Jerry, for your
humble
dedication to
the waterfalls.

Electrical Report

Suresh, David, Al



Monument Light Fixture Status

- Getting quotes from 4 electricians for the 13 abandoned monument lights and one waterfall light that needs to be fixed
- Will develop a proposal for fixing the lights once we have the quotes

Treasurer's Report

Frank Yandrasits



	2022 Budget	2022 Actual (Thru 8/3/22)	
Expense			
Accounting & Legal			
Bad Debts			
Insurance			
Landscape & Irrigation			
Maintenance Service			
Common Areas			
Irrigation (minor repairs)			
Street Tree Maintenance			
Social			
Garage Sale			
Annual BBQ			
Holiday Lights			
Miscellany			
Utilities			
Water			
Electrical			
Misc. Expenses			
Miscellaneous			
Water Features - Waterfalls Maint.			
Water Features - Pond Maintenance			
NGPE			
Taxes			
Reserve Fund / Expense			
Irrigation Repairs (major)			
NGPE			
Electrcial Repairs (major)			
Other			
Total Expense			

Please contact the
Montreux HOA
Treasurer for a copy
of this information.

- Does not include "Gift-A-Tree" program: \$\$\$ donations, \$\$\$ spent
- \$\$\$ from City of Issaquah to fund 20+ trees is pending.

\$\$\$ reimbursement for the BBQ cancelled in 2021
(thank you, Hamid!)

Controller 2 (NW Lac Leman Drive) repairs; Village Park Drive

Village Park Drive Light Repair/Upgrade (35 of 76)

Treasurer's Report

Frank Yandrasits

2022 Reserve Study

- Standard Level 3 Reserve Study *without* Site Visit (Estimate \$\$\$)
- In compliance with RCW 64.90.550 Reserve Study – Contents
- Reserve Study Committee:
 - Susan Glicksberg
 - Jerry Lilly
 - Jan Rogers
 - Al Dimakis
 - Warren Hansen
 - Frank Yandrasits
- Kickoff meeting held May 31.
- Contract signed with Reserve Consultants LLC (RCL) on June 16th.
- [Input for 2022 update submitted to RCL on July 29.](#)
- [After the Reserve Study is updated: Review 2022 Reserve Expenses and update FY2022 budget, if necessary.](#)

Architectural Control Committee (ACC) Report

Al Dimakis



Category	Number of Homeowners Requests	Division
Exterior Painting	3	2
Roof Related	1 (replacing gutters)	2
Fencing	None	
Tree Removals (on owner property)	1	2
Landscape Work	None	
AC/Heat Pump	None	
Remodel	1 (outdoor patio)	2
New Construction	Permitting delayed	

Native Growth Protection (NGPE) Report



Al Dimakis

- Replaced two sections of NGPE fence damaged by fallen tree from private property
- City rejected request by homeowner to prune NGPE tree branches encroaching on his property
- Worked with homeowners/realtors of two listed properties to clean abutting NGPE area
- NGPE committee developed a transparent process for removing NGPE hazardous trees - requesting Board approval

Native Growth Protection (NGPE) Report



Al Dimakis

- Montreux NGPE Tree Removal Procedure

Covenants, Conditions & Restrictions (CC&R) Report

Mona Khanuja and Jan Rogers

Concern	Number of Homeowners' Contacted	Division	Results
Yard maintenance	9	1,2,and 3	4/9
Garbage, recycling, and yard clipping containers stored on driveway			
Dog Barking			
Lamp Posts	Ongoing	All	241 of 242 (last one has a plan)

Social Report

Hamid Koohpai

Creating a Sense of Community in our Neighborhood- Updates

Community Garage Sale Update

- July 16 from 9-3 p.m.
- 19 participants

July and August Friday Happy Hours 4:30-6:30 p.m.

- July 15-Hosted by Al and Rachel Dimakis
- August 5-Hosted by Joyce Stewart

Montreux Fall Social

- September 24



Social Report

Hamid Koohpai

Creating a Sense of Community in our Neighborhood



Ponds and Stormwater

Carrie Blanton



Lake E:

- Vendor preformed services in Lake E twice and successfully eliminated several bullfrogs.
- Frank stepped down as Lake E focal. Joyce Stewart volunteered to be Lake E focal. In addition, another homeowner was trained on how to turn on/off fountain and set timers.
- Lake E fountain was not working. The motor was inspected, and it was running and there was no visible debris. The electrical circuit kept tripping, so after consultation with Chris Sutton, Huckleberry Electric was contacted and replaced fuses and the GFI (Ground Fault Circuit Interrupter) device. The next step is to replace the light fixtures on Lake E.
- Carp-Doug Dorling has successfully installed several lake carp in the ponds and will be back by end of month to complete installation of screens at each point to the outflow drains to protect them from being washed out. He will at that time determine what algae treatments are needed on each pond.

Maintenance:

- We cannot proceed with any maintenance at any of the lakes until we resolve the conflict with the City of Issaquah.

A homeowner on Lake F is not happy about the lake's lack of attention.

Newsletter Report



Kay Gosse

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	Completed	May 29, 2022
November 2022	November 2, 2022	November 18, 2021
March 2023	February 20, 2023	March 4, 2023

Website Report

Cristian Gal

No Report



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8:00 Other topics & input from homeowner/s

Review action items for August 10, 2022 meeting

