

Montreux Homeowners' Association Meeting Minutes

Date: February 8, 2023 (7:00 – 8:25 p.m.)

Venue: Union Bank

Board Members Present

Joyce Stewart - President	Jerry Lilly – Waterfalls
	Judy Norman – Landscaping
Larry Crews – Treasurer	Al Dimakis – ACC and NGPE
Donna Whitehead – Secretary	Mona Khanuja – CC&Rs
Hamid Koohpai – Social Chair	Susan Glicksberg – Governmental Affairs

Committee Chairs Present

David Lee – Co-Chair of Electrical	
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Absent from Board

Jan Rogers – Vice President	
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Homeowners

Jay Willenberg	
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Secretary – Donna Whitehead

The Board reviewed the January 11, 2023 minutes.

A motion to approve the January 11 minutes was made by Al Dimakis and seconded by Judy Norman. The motion passed unanimously.

President's Report – Joyce Stewart

Common Areas: City of Issaquah staff plan to inspect the stormwater ponds on January 31, 2023, between 1-2 p.m. Montreux does not need to submit anything in advance, but the staff will prepare a written report of the general maintenance activities that are needed."

Annual Meeting: the annual meeting is scheduled for April 12 at 7p.m. at Lewis Park Visitor Center. We need 48 homeowners (20% of the Montreux neighborhood) to attend in order to reach a quorum. We will give notice to homeowners at least 14 days in advance.

Vice President Resignation: Jan Rogers, the vice president resigned so she will be unable to complete her term at President and ex-officio. Susan Glicksberg made a motion to appoint Joyce Stewart to serve Jan Roger's unexpired term. Jerry Lilly seconded the motion and the motion passed unanimously.

Car Accident on January 23 hit a tree on Village Park Drive. The HOA hired a contractor to clear the debris and the cost of the contractor's work related to the accident has been requested from the homeowner.

Contract Update

Plantscapes, the neighborhood landscaper, is asking for a 5% increase. They did not collect the 3% increase allocated from 3/1/21.

The Board discussed the amount we are comfortable with offering as an increase and their overall performance in adherence to their contract.

Al Dimakis made a motion to give a 5% increase. The motion was not seconded.

Mona Khanuja made a motion to increase the budget by 3%. Jerry Lilly seconded the motion. The motion passed unanimously.

Treasurers Report – Larry Crews

We reviewed the budget in relation to January costs. The budget is in good order.

Landscape – Judy Norman

We met with Plantscapes to review expectations and reinforce their commitment to delivering to the agreed contract. Plantscapes have done some work towards the annual winter clean up.

Irrigation – Warren Hansen

Plantscapes initiated a system start up and assessment in the first week of February. Once the areas are evaluated, the system will be shut down again until the weather gets warmer.

A program has been devised to repair and maintain the irrigation system based on prioritization of the issues including addressing sprinkler head issues and leaks. It was made clear that Plantscapes should not initiate any other work other than that covered under the standard contract without prior review and approval from the HOA Board.

Waterfalls – Jerry Lilly

The pump for the waterfall is still broken and is under repair. We are expecting the pump to be returned to us very soon.

The pump is nearly 15 years old and the Board might need to consider replacement at its next failure, which as hopefully is at least 5-6 years from now.

CC&Rs – Mona Khanuja

We reviewed the CC&R issues with homeowners.

We discussed an issue that is occurring with a specific homeowner and options for how to rectify the situation, making sure to follow the process laid out by the HOA.

ACC / NGPE – Al Dimakis

We reviewed the ACC issues with homeowners.

We had an update on new construction and remodels in Montreux. The framing of one of the houses (32) is near completion. The permit to build on lot 33 is delayed.

Neighbors expressed concern about the noise from the construction. The contractor was contacted.

Electrical Report – David Lee

We are managing 111 light fixtures, including streetlights and monument, waterfall, and entrance lights.

Maintenance: we have replaced two sensors and trimmed vegetation to allow access and improve performance, repaired some circuit breakers, and secured some exposed wiring with a junction box.

Social Report – Hamid Koohpai

The Montreux women's book club was held on February 1, with 7 participants. Thanks go to Rachel Dimakis for hosting.

Some homeowners are interested in participating in a chess club. If more homeowners come forward, then the club will go ahead.

Ponds and Stormwater – Carrie Blanton (absent)

We continue to do work on Lake E to determine why the pump keeps tripping.

Newsletter – Kay Gosse (absent)

Please email information and pictures to Kay by February 20 for the March 4 submission to the newsletter.

The meeting was adjourned at 8:25p.m.