



HOA Board of Directors' Meeting – February 8, 2023

# Attendance

P=Present, E=Excused, A=Absent

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

Quorum?

At least five (5) members constitute a quorum.

# Board Meeting Agenda

7:00 Welcome, Attendance, Approve 1/11/2023 Board Meeting Minutes – Joyce Stewart

7:05 President's Report – Joyce Stewart

7:15 Chair reports

- ☐ Landscaping – Judy Norman
- ☐ Treasurer – Larry Crews
- ☐ Waterfalls & Electrical – Jerry Lilly
- ☐ 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 March 8, 2023, meeting

# Approval of Minutes

Donna Whitehead



7:00 Approval of minutes

- ☐ Approval of January 11, 2023, Board meeting minutes



# President's Report

Joyce Stewart



## **Communication with City of Issaquah Regarding Permitting of Common Areas**

“City staff plans to go out to the property 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 scheduled for April 12 at 7:00 p.m. at Lewis Park Visitor Center**

- Will use the March meeting to review slides (no more than five minutes per area)
- Need 20% of homeowners (48) for a quorum
- Written notice shall be given at least 14 days in advance
- Nominations for officers and directors shall be made from the floor at each annual meeting
- Resignation of Jan Rogers
- Jan Rogers, 2022-23 vice-president, will be resigning so she will not be able to complete her term as President and ex-officio. Per the by-laws, the Board of Directors shall have the full authority to appoint a successor who will serve the unexpired term.

# President's Report

Joyce Stewart



## Contract update

- Landscapes is requesting a 5% increase
- Did not collect the 3% increase from 3/1/21 to date

## 2023 Board Goal

- Improve the curb appeal (aesthetic attractiveness) of Village Park Drive

## Car Accident

- Occurred on January 23, 2023
- Contractor cleared the area of car and tree debris
- Sent letter to homeowner



# Treasurer's Report

Larry Crews



For information related to the treasurer's report, please email [hoa.montreux@gmail.com](mailto:hoa.montreux@gmail.com)

# Landscape Report

Judy Norman





# Landscape Report

Judy Norman and Warren Hansen



## Winter clean-up

- City cleaned streets
- Removed debris on grass strips
- Cut back trees encroaching on common areas
- Met with Plantscapes to review expectations
- Trimmed one section of arborvitae



# Landscape Report

Judy Norman and Warren Hansen



## Irrigation Update

### Startup/Assessment

- Plantscapes initiated system startup and assessment the week of February 6.
- Once the areas are evaluated, Plantscapes will shut down the system until later.
- Plantscapes will coordinate with the HOA volunteer group clearing sprinkler heads.
- During the meeting with Plantscapes on February 1, Joyce and Warren made it clear that no work beyond that covered under our standing monthly payment could be completed **without prior review/approval.**

# Landscape Report

Judy Norman and Warren Hansen



## Irrigation Update

### 2023 Program Overview

- With startup beginning this month, Plantscapes and the HOA volunteer team will be able to start clearing heads and evaluating sprinkler zones.
- First descending priority
  - Fixing sprinkler head issues that require immediate attention (e.g. geysers)
  - Addressing observed pipe leaks (water flowing to the surface) with special attention to areas where there have been recent tree plantings, contractors parking on medians, or light upgrades
- Second descending priority
  - Upper Village Park Drive-clear sprinkler heads so they are fully functional before pressure/leakage issues can be properly evaluated
  - Montreux Drive-begin at west entrance and work along north side
  - Lower Village Park Drive
  - Champéry
  - Lac Lemán

# Landscape Report

Judy Norman and Warren Hansen



## Irrigation Update

### 2023 Candidate Projects (as budget allows)

- Replace sprinklers with a soaker hose system for the new arborvitae at west end and north side of Village Park Drive
- Review and reset watering times based on need and observed runoff conditions
- Evaluate cost-effectiveness of replacing high-efficiency rotary sprinkler nozzles with conventional strip nozzles for narrow median areas down each side of lower Village Park Drive
- Address zones exhibiting low pressure conditions as feasible and at reasonable cost
- Assess feasibility/cost of reinstituting rain sensors at some of the aging controllers
- Coordinate with landscaping to have scrubs trimmed away from obstructed sprinklers



# Waterfalls Report

Jerry Lilly



Montreux HOA  
Board Meeting  
February 8, 2023

## Waterfalls

Jerry Lilly

206-972-6919 (cell)



# Waterfalls Report

Jerry Lilly

- The 15 HP pump serving the large waterfall was shut down at 9 a.m. on 11/11/22 because it seemed like the waterflow was slightly diminished and making a strange noise. There was nothing unusual in the motor voltage that was monitored with the Sensaphone monitoring and control system.
- The pump was new in 2007 and originally installed in a facility in Richland, WA. The HOA purchased the pump slightly used in 2012. The total cost to remove the old and install the “almost new” pump in 2012 was \$17,857.11.





# Waterfalls Report

Jerry Lilly

- After seven years of service, the large waterfall pump failed on 4/23/19 and pulled for repair on 5/6/19. The cost to repair was \$4,100.
- The repaired pump was reinstalled on 6/14/ 19 with a 90-day warranty.
- The pump failed 128 days later (10/10/19) due to motor bearing failure. The cost to have it repaired and reinstalled on 2/21/20 was \$8,019.



# Waterfalls Report

Jerry Lilly

- The pump was pulled out and sent to IPS Delta Electric Motors in Tukwila on 12/17/22.
- Delta disassembled the pump on 12/28/22. The repair quote (\$5,795) was sent on 1/25/23.
- The cost to disassemble, clean, repair, inspect, balance, reassemble, test, and paint the pump is \$5,795.
- This model of pump has been discontinued and currently waiting for a quote for a new (equal) pump.



# Waterfalls Report

Jerry Lilly

- The total cost to pull, repair, and reinstall the pump is approximately \$9600.
- The pump is now 15 years old (11 years with the large falls) and we have spent \$39,576 on it (\$3598/year if it fails again before the end of the year).
- The cost for power to run both pumps is \$11,040/year.
- By February 11, this pump will have been out of service for three full months (25% of the year). During that time, we have been without a waterfall but have saved \$2,760 in electrical costs.



# Waterfalls Report

Jerry Lilly

- On 1/10/23, Jerry applied liquid algaecide to the vertical faces of the rocks to reduce the green algae visible from the street.
- On 1/21/23, Jerry manually scraped off the dying algae the best he could.
- Jerry will leave the rest to be removed by the pressure washer later this spring.



# Covenants, Conditions & Restrictions (CC&R) Report

Mona Khanuja

Concern	Number of Homeowners' Contacted	Division	Results
Yard maintenance-dirty pool	1	I	Waiting for a response since the January meeting
Garbage, recycling, and yard clipping containers stored on driveway			
Dog Barking			
Lamp Posts			
Camper	1	III	Plan to make a modification to their house
Trees Encroaching Common Area	2	I	Resolved

# Architectural Control Committee (ACC/NGPE) Report

Al Dimakis



Category	Number of Homeowners Requests	Division
Exterior Painting		
Roof Related		
Fencing		
Tree Removals (on owner property)	1 (maple tree)	
Landscape Work		
AC/Heat Pump		
Remodel		
New Construction	See attached slide	
NGPE	Beaver building a dam	



# Architectural Control Committee (ACC/NGPE) Report

Al Dimakis



## ❑ New construction

- Framing of house on lot 32 near completion
- Permit to build on lot 33 delayed
- Noise complaints



# Architectural Control Committee (ACC/NGPE) Report

Al Dimakis



## ☐ ACC/NGPE

- Large NGPE tree fell near property line
  - After consulting with the city, we removed the root ball away from the property and left the tree in the NGPE grounds
- Received request to remove a large maple tree from front yard
- Issue with homeowner complaining about trash in the NGPE grounds visible from her house resolved
- Brought to our attention that a beaver in the NGPE grounds near a property line is building a dam at the river outflow pipe damaging a tree

# Government Affairs Report

Susan Glicksberg



# Electrical Report

Suresh Kumar and David Lee

## Village Park Light Fixture Status

- ☐ We are managing 111 lights
  - There are 79 streetlights, 7 small monument lights, 17 entrance monument lights and 8 waterfalls lights
  - All small monument, entrance monument, and waterfalls lights work
  - 11 of the 79 streetlights do not work
    - 6 of the 36 VPD West lights do not work
    - 5 of the 43 VPD East lights do not work
  
- ☐ Replaced two sensors #1 and #7, and trimmed vegetation to allow access and improve performance



Sensor #1



Sensor #7

# Electrical Report

Suresh Kumar and David Lee

- ❑ Diagnosed an issue related to the electrical panel by the condos causing 10 streetlights controlled by sensor #5 not to work
  - Replaced 4 circuit breakers
  - All lights controlled by sensor #5 now work



- ❑ Discovered exposed wiring in one of the grass strips near the condos – cleaned area and secured with junction box

Before



After



# Social Report

Hamid Koohpai

## Women's Book Club

Wednesday, February 1, 2023

- 7 participants
- *Lessons in Chemistry*
- Hosted by Rachel Dimakis



# Ponds and Stormwater

Carrie Blanton

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Work continues on Lake E Fountain





# 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	Completed	November 18, 2021
March 2023	February 20, 2023	March 4, 2023



# Website Report

Cristian Gal

**No Report**



# Board Meeting Agenda

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Back-up Charts