



HOA Annual General Meeting – April 12, 2023

2022-2023 Board of Directors



Attendance	Name	Position	Role
	Joyce Stewart	President	Officer
	Jan Rogers	Vice-President	Officer
	Donna Whitehead	Secretary	Officer
	Larry Crews	Treasurer	Officer
	Al Dimakis	ACC & NGPE	Director
	Mona Khanuja	CCRs	Director
	Susan Glicksberg	Government Affairs	Director
	Judy Norman	Landscaping	Director
	Jerry Lilly	Waterfalls	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	Co-chairs for electrical	Committee

2023 Annual General Meeting



Volunteers

- Never doubt that a small group of thoughtful, committed individuals can change the world. –Margaret Mead



Thank you to Myrt Nelson for your many years of service and leadership to the Montreux community.

2023 Annual General Meeting



Purpose

- The purpose of the annual meeting is to report current and future Montreux Board and committee work based on the reserve study, five-year maintenance plan, and ongoing operational needs.

Outcomes

- Hear 2022-23 work accomplishments
- Nominate and elect Board members and officers
- Approve committee chairs
- Learn future work
- Hear from Montreux homeowners



If you have any items/issues related to your specific home, please see a Board member after the meeting to discuss. If you have questions, please hold them until after the presentation.

Board Meeting Agenda

- 7:00 Welcome, attendance, approval of 3/09/2022 annual meeting minutes
- 7:05 President's report – Joyce Stewart
- 7:10 Election of 2023-24 Board of Directors (nomination of candidates, voting process)
- 7:15
- Chair reports
 - ☐ Treasurer – Larry Crews
 - ☐ Landscaping – Judy Norman
 - ☐ Waterfalls & Electrical – Jerry Lilly, Suresh Kumar, David Lee
 - ☐ 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
- 7:50 Homeowners' Q&A
- 8:00 Adjourn

President's Report

Joyce Stewart



Communication with City of Issaquah

- Original communication required a permit at the cost of \$3300 each time we did work in the NGPE area
- Met with City of Issaquah Mayor and tried to resolve
- Reviewed prior documents to look for violations
- Submitted a five-year maintenance plan with one permit fee-waiting for response

Plantscapes contract update

- Proposed five percent increase
- Board approved three percent increase
- Reviewed future expectations
- Have a formal meeting every two months

Election of 2023 Board and Officers

- Approved to have two homeowners from same household

Approval of 2023 Committee Chairs

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



Treasurer's Report

Larry Crews



2021 Montreux HOA Financial Audit

- Performed by Newman Certified Public Accountants
- Issued a clean audit opinion
- Recommended continuing the following practices:
 - ✓ Board members review and approve invoices to validate the work was performed
 - ✓ An independent bookkeeper pays invoices, prepares financial statements and bank reconciliation with final review by the HOA treasurer
 - ✓ Board members review monthly financials

Met State Budget Requirements for HOAs

- Completed 2022 reserve study
- Followed budget ratification process timeline
- Communicated with homeowners by explaining and showing current reality and future Montreux needs before increasing dues
- Ratified the budget in December prior to 2023 first quarter
- Made contribution to reserve fund for ending balance of [REDACTED] as of 3/31/23 (will make a [REDACTED] deposit by the end of 2023)



Annual Homeowners' report

April 12, 2023

Judy Norman



Landscape Report

Judy Norman

Cleared weeds and ivy in many of the common areas

- Village Park Drive, Lakes entrance, and the waterfalls
- Watered six *Gift a Trees*
- Trimmed arborvitae and pruned bushes



Landscape Report

Judy Norman



Planted 18 trees on Village Park Drive and 2 on Montreux Drive

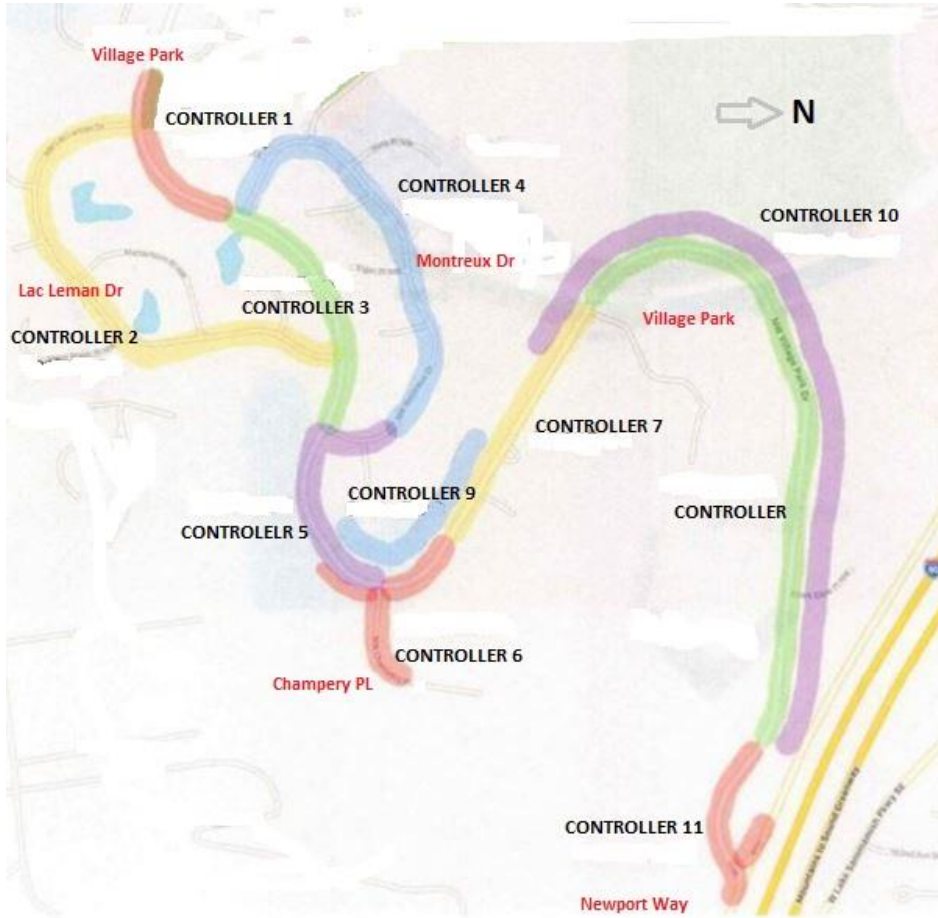
- Recruiting volunteers to water during the summer of 2023



Landscape Report

Irrigation-Warren Hansen

Irrigation for our common areas, medians and accent plantings



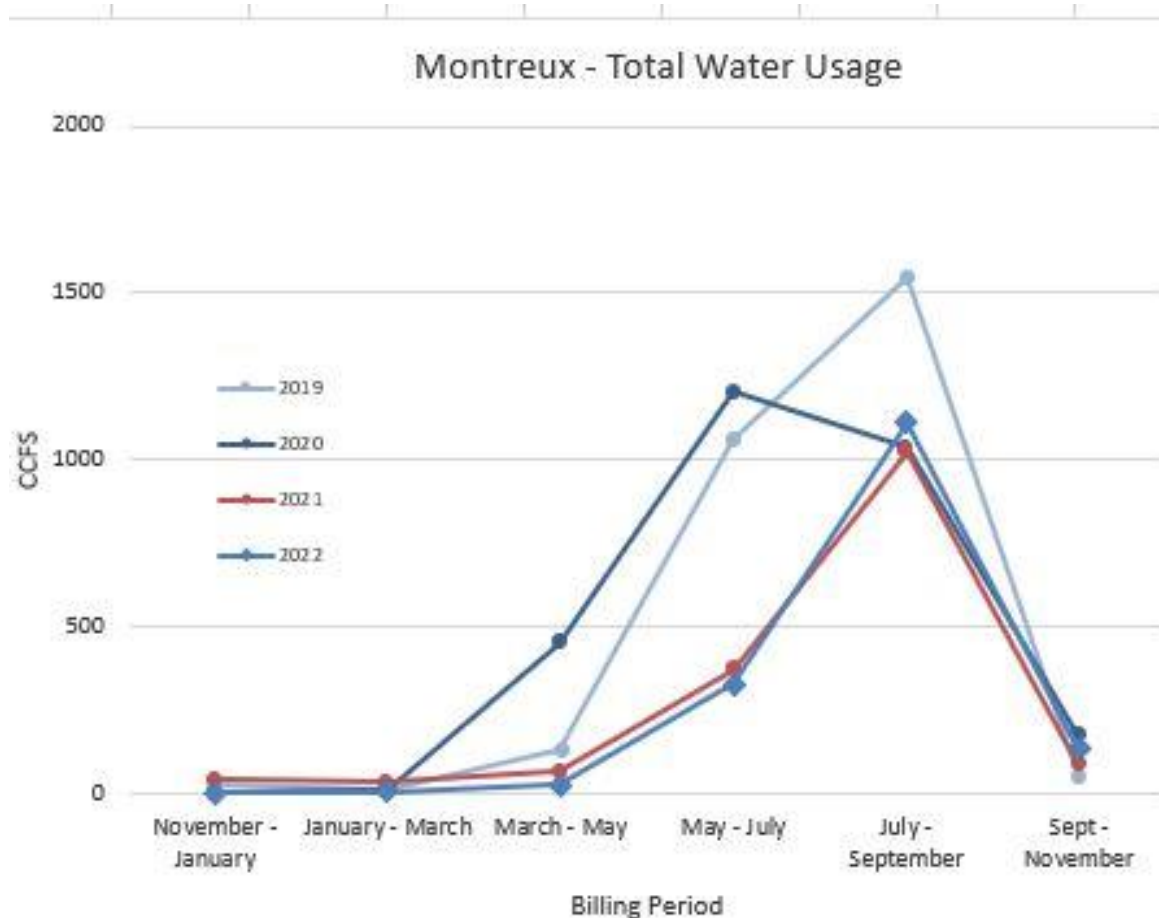
Source: Cascade Water Rpt. 2018

Irrigation Report

Warren Hansen



2022 season – water use compared to previous years **Officially the driest summer on record for Seattle (National Weather Service)**



Irrigation Report

Warren Hansen



**Our team is looking forward to the 2023 season
Please volunteer!**

TASK	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Spring Start-up						■						
Start-up Evaluation						■						
Backflow Valve Testing						■						
Examine/Restore Sprinklers						■	■	■	■	■		
Repair Sprinklers, Leaks, etc.						■	■	■	■	■		
Check Controllers and Zones							■		■			
Monitor Water Usage						■	■	■	■	■		
- Meter Readings						■	■	■	■	■		
- Water Bill Review							■		■		■	
System Shutdown									■			
Fall Winterization/Blow-out										■		

Timing may vary depending on annual weather patterns.

Landscape Committee: Future Work

Maintaining common areas

- Weeding
- Watering all new trees
- Replacing aging bushes and trees
- Enhancing flower beds at Division entrances
- Clearing and fixing sprinkler heads
- Continuing consistent communication with Plantscapes

Montreux HOA 2023 Annual Meeting April 12, 2023

WATERFALLS

JERRY LILLY

206-972-6919 (CELL)



Montreux Waterfalls

Accomplishments during 2022



Pressure washing the falls was skipped this year to save money. Used granular algaecide to minimize algae growth.

New signs were placed next to each falls to discourage vandalism.

Several volunteers weeded the area around the falls during 3 weekends in July.

Waterfall Maintenance



Pump for the large falls was removed 11/11/22 for maintenance and returned for service on 2/14/23 (out of service for 25% of the year).

The total cost to remove, repair, and reinstall the pump was \$10,279.76, but we saved \$2,700 in electricity to run the pump for 3 months, so the net cost to the HOA was about \$7,500.

2022 Waterfall Expenses

Item	2022 Cost
Repairs & Maintenance	\$10,279.76
Water* (\$110/mo.)	\$1,230.37
Falls Elec.** (\$847/mo.)	\$9,202.55
Grand Total	\$20,712.68

* Includes irrigation water for plants

** Includes lights and pumps

Year	Waterfall Expenses
2022	\$21K
2021	\$16K
2020	\$17K
2019	\$22K

Montreux Waterfalls

Plans for 2023



Pressure washed falls in
May/June

Continue adding granular
algaecide as required

Continue weeding the falls and
surrounding area

Continue monitoring pumps
and water consumption

Electrical Report

Suresh Kumar and David Lee



- **Village Park Drive Light Fixture Status**
 - Lights on VPD West – 36
 - Lights on VPD East – 43
 - Total – 79
- Updated **36** Light Fixtures in Concrete Enclosures with Rocks
- All Photocell Sensors are working
- All Monument Lights are working
- Remaining Fixtures that need to be updated – **43**

Electrical Report

Suresh Kumar and David Lee



Update Light Fixtures

- Cleaned fixtures of grime, soil, and emptied any water condensation
- Replaced holders and brackets with new ones
- Sealed inside and outside with silicone caulk
- Removed conduit cap at the bottom and sealed with silicone caulk
- Cleaned the lens and installed new gasket with silicone gel
- Light fixtures are enclosed in a 16x16x8 concrete block
- Positioned fixture 1/2" - 1" above concrete block
- Filled with rocks

Electrical Report

Suresh Kumar and David Lee

Entrance to Montreux (September 27)

- Installed 12 flood lights
 - 6 around the main monument (East), trees and foliage
 - 6 around the monument next to waterfall, trees and foliage
- Installed 2 waterfall spotlights
 - 1 pointing at lower east waterfall
 - 1 pointing at lower main waterfall
- Installed 1 new spotlight pointing at trees and foliage on the west side of the main waterfall

Architectural Control Committee

(ACC Report – 2022 to 2023)

Al Dimakis

Category	Number of Homeowners Requests	Division
Exterior Painting	11	I, II, III
Roof Related	4	I, II
Fencing	3	II
Tree Removals (on owner property)	16	I, II, III
Landscape Work	7	I, II
Exterior Devices (air conditioners/heat pumps/generators)	5	I, II
Exterior Remodel	2	II, III
New Construction (lots 32 and 33)	N/A	I

Terrene Homes – New construction



- ACC reviewed and approved initial plans
- Mitigation agreement reached on a violation of City and HOA rules related to tree removal from lot 33 without permit
- Builder asked for variances on roofing and siding materials
- Framing of house on lot 32 near completion. Construction of house on lot 33 has been delayed

Native Growth Protective Easement Committee

(NGPE Report – 2022 to 2023)

Al Dimakis



- ☐ Clarified policy on NGPE hazardous tree removal with input from legal counsel
- ☐ Developed an equitable and transparent process for removing high-risk trees from the NGPE grounds using reserve funds
- ☐ Next NGPE tree assessment and removal of high-risk trees is scheduled for 2024
- ☐ Worked with homeowners of two listed properties in divisions I and IV to clean the NGPE area abutting their properties prior to closure
- ☐ Assisted homeowners in Divisions III and II with repairs of a broken NGPE fence and removing fallen NGPE tree near the property line, respectively
- ☐ Working with homeowner in Division I to protect trees and stormwater pipe outflow from damage due to beaver activity
- ☐ Homeowner requests for rim lot maintenance (Div I) and pruning of NGPE trees encroaching private property (Div II) awaiting City approvals

Covenants, Conditions & Restrictions (CC&R) Report

Mona Khanuja

Concern	Number of Homeowners' Contacted	Division
Yard maintenance	21	All
Lamp Posts	19	All
Removal of tarp on HOA fence	1	1
Dirty swimming pool	1	1
Removal of plastic flowers	1	1
Vans parked for extended time	2	2 and 3
Trees encroaching over arborvitae	2	2

Social Report

Hamid Koohpai

Creating a Sense of Community in our Neighborhood

Information/welcome packets

- In 2022, six packets were mailed to new homeowners



Community Garage Sale

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



Social Report

Hamid Koohpai

Creating a Sense of Community in our Neighborhood- Updates

Montreux Fall Social-September 24, 2022

- 101 adults
- 30 children



Social Report

Hamid Koohpai

Creating a Sense of Community in our Neighborhood



Social Report

Hamid Koohpai

Creating a Sense of Community in our Neighborhood



Social Report

Hamid Koohpai

Women's Book Club

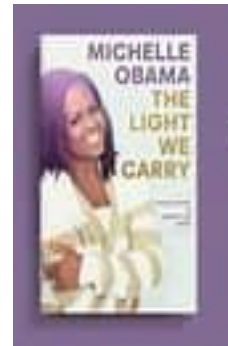
Wednesday, February 1, 2023

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



Wednesday, March 21, 2023

- 9 participants
- *The Light we Carry*
- Hosted by Joyce Stewart



Stormwater

Carrie Blanton

Update

- Pro Vac used camera on storm pipes between ponds-determined no blockage
- Future lake maintenance will be included in the City's five-year maintenance plan



Newsletter

Kay Gosse



Sent to homeowners in
June, November, and
March.

NGPE Report

Montreux is surrounded by a Native Growth Protection Easement (NGPE). As owners, we are obligated to leave trees and other vegetation undisturbed within the NGPE unless approved by the City of Issaquah. The Montreux HOA works with the city to obtain approval of any needed work in this area. About every three (3) years, the HOA contracts a certified arborist to assess the areas of the NGPE where trees exist that are in striking distance of owners' properties. Trees are identified by category for potential risk if they were to fall from such things as windstorms or decay. Depending on the level of risk, the HOA then contracts with a company to remove the potential risk within the time period recommended by the certified arborist.

The most recent assessment was completed in early May. The HOA is currently taking action to have the high risk trees removed by mid-summer.

If any homeowner would like a copy of this assessment, please send a request to hoa@montreux@gmail.com

Calendar of Events >>>

- May 31 - June 5 Fountains Shut Down for Pressure Cleaning
- June 9 - HOA Board Meeting at 7 p.m.
- July 4 - HAPPY BIRTHDAY AMERICA
- July 14 - HOA Board Meeting at 7 p.m.
- August 11 - HOA Board Meeting at 7 p.m.

Quarterly Dues

Montreux HOA does not currently have the ability to accept direct electronic payments, but most banks will allow you to automatically issue a check on a regular basis. Consider scheduling a check payment of your \$270 quarterly dues. Contact HOA Bookkeeper Blyth Claeys at blthclaeys@yahoo.com for more information.

Volunteer

The landscape volunteers to help with the irrigation heads and other minor challenges. If anyone has a little time to help, please email hoa@montreux@gmail.com

The Montreux Newsletter is distributed 3-4 times yearly. In order to keep costs down, it is now being distributed electronically. Copies are also available on the Montreux website.

We are looking for stories for our Montreux newsletter. Do you have questions for our Board? Are you aware of any major acts of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts, or ideas.

Meet the board >>>

This edition of the Montreux Newsletter features a member of the HOA Board



Hamid Koohpai may have the most thankless job on the HOA board. As Social Director, he has energetically planned activities to bring us together as a community.

A few months ago, Hamid approached the Board with an idea to develop a welcome packet for new homeowners in our community. The Board fully endorsed the idea and recently mailed the first packets to our newest homeowners.

In April, Hamid suggested inviting food trucks to support small businesses in a fun way. He made all the arrangements, but there were problems with and one-by-one the events had to be cancelled.

Undeterred, Hamid set about planning for our Party in September. Permits were obtained, arranged as a COVID precaution, and volunteers to help. Once again, the event had to be cancelled.

Hamid is always an active participant at Board meetings, open to the ideas and concerns of others. At times, circumstances have prevented us from gathering, but please take an opportunity to thank Hamid for bringing us together and making new residents feel welcome.

Thank You Hamid!

Holiday Lights

The holiday lights at the entrance to Montreux are a "bright spot" on these dark winter days. By the time the newsletter is published, our holiday light display will be up and running. We were able to take advantage of a discount by having them installed in late October. We will be turned on closer to the holiday season.

You can add even more cheer to our neighborhood with a few lights of your own. Happy Holidays to all!

Government Affairs...

Susan Glicksberg, HOA Director of Government Affairs

- The City of Issaquah website is: <https://www.cityofissaquah.org/>
- You can sign up for notifications on and neighborhood news: <https://www.cityofissaquah.org/316/C>
- Given that we just had an election, I encourage you to look up potential candidates: <https://kingcounty.gov/depts/emer/2022/elections/2022-11-03/election/122-1000289&loc=18047%20NW%20>
- You can also look up potential candidates: <https://hazardready.org/seattle/en/122-1000289&loc=18047%20NW%20>

There is also a place to submit the site so you can receive notifications of new posts. Check it out at Montreux-hoa.org

Welcome >>>

In September, we welcomed David Lee and Suresh Kumar as Electrical Co-chairs. Electrical will now be a sub-committee under Jerry Lilly/Ponds and Waterfalls. We are grateful for David and Suresh's commitment to serve our neighborhood and to help lighten Jerry's various volunteer responsibilities. Jobs shared are cut in half – or in this case cut by two-thirds!

In Concert with Nature

Maintenance of the Montreux waterfalls was multifaceted this summer. In June, both the large and small waterfalls were maintained.

In this issue >>>

Message from HOA President
2021-2022 HOA Board
Meet the Board
In Concert with Nature
Landscape Updates
Please and Thank You
Community News



June 2021 Issue

Montreux-hoa.org

Montreux newsletter



Montreux Board

Officers

President – Joyce Stewart
Vice President – Connie Hanson
Treasurer – Frank Yandrasits
Secretary – Donna Whitehead

Directors

ACC and NGPE – Jerry Mack
CC&Rs – Carrie Blanton
Government Affairs – Susan Glicksberg
Landscape – Judy Norman

Past President – Frank Yandrasits

Social – Hamid Koohpai

Waterfalls & Electrical – Jerry Lilly

Committee Leads

Electrical –
Newsletter – Lynn Mack, Joyce Stewart
Ponds & Stormwater – F. Yandrasits (acting)
Website Designer – Kristin Gal
Bookkeeper – Blyth Claeys



A message from the HOA President

Hello, my name is Joyce Stewart – your newly elected Association president.

Before retiring in 2019, I worked as a teacher, elementary principal, and middle school principal. I ended my career as deputy superintendent in a large and diverse school district. Even though my career was filled with some challenging and difficult moments, I smile each time I think of those 40 years working in service of students and their families in three different states.

I have lived in Montreux for the last 20 years and joined the Board last year because I watched my retired neighbors serve this community with grace and calm. Because of their humble service, we all enjoy the seasonal wonders of this beautiful neighborhood; now it is time for me to give back.

I spent my year as your vice president getting to know the common areas in Montreux and becoming familiar with updated association laws. I learn best by doing, so there was no better way for me to learn and be informed than rolling up my sleeves and doing the work. In addition, with the stay-home order in effect, there was no better place to be than outside. For several months, I worked alongside other neighborhood volunteers. Together we dug up and replaced dozens of sprinkler heads, weeded many common areas, including the waterfall, helped homeowners with the process to remove hazardous trees, mulched the islands, and removed LOTS of moss from the curbs on Village Park Drive. The most rewarding part of the year was meeting and visiting with many grateful people who care so much about our neighborhood. Thank you for taking the time to visit and for your kindnesses.

Because our landscape and vegetation are aging, the Board is slowly refreshing, replanting, and replacing old trees, plants, lights, and other items. As president of the Association, I will continue to roll up my sleeves and help in any capacity needed.

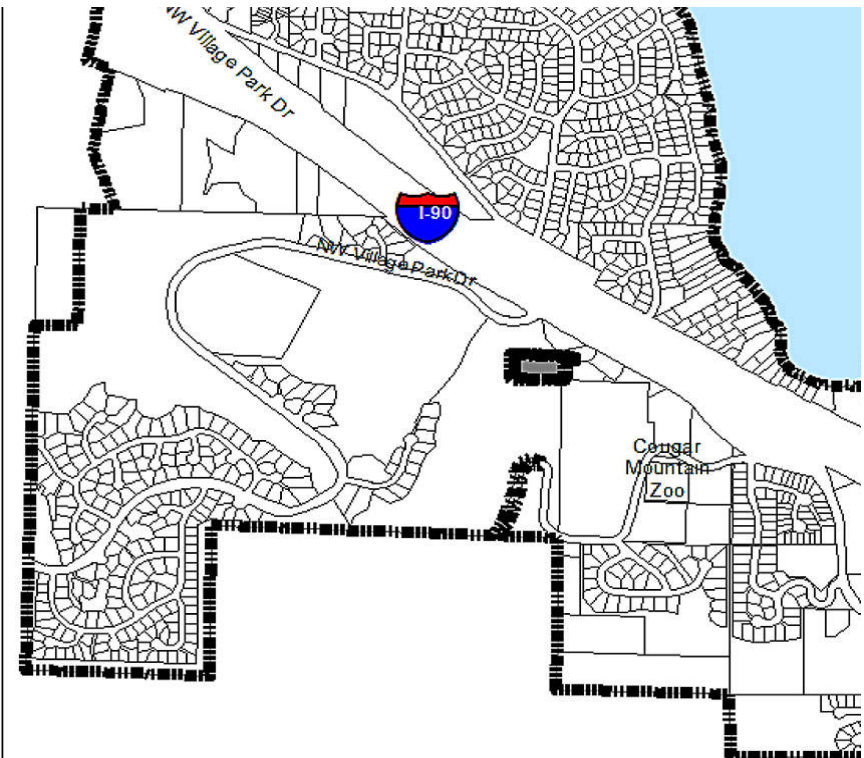
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Governmental Affairs

Susan Glicksberg



- Responsibility to pay attention to events/changes that affect Montreux and act as liaison for our community to the City of Issaquah and surrounding governmental entities.
- Two entities border our community
 - City of Bellevue
 - Unincorporated King County



Governmental Affairs



Year in Review:

- Met with Issaquah Mayor Mary Lou Pauly and Councilmember Barb de Michele in August 2022 and discussed the following:
 - Paving Village Park Drive beyond the bottom segment - repaving tentatively scheduled within next 5 years
 - What can residents do when see a home in crisis - safety or crime related issues, call 911.
- Other resources:
- Issaquah Police non emergency line at 425-837-3200.
 - Resources for domestic violence, mental health crisis, substance abuse disorder services, mediation type services or other social services, email Issaquah Human Services Department at HumanServicesStaff@issaquahwa.gov, or BehavioralHealth@issaquahwa.gov
 - Could the City help pay for effective street lighting? - The HOA would need to contact Puget Sound Energy as well as get agreement from homeowners.

Governmental Affairs



Year in Review:

- Mayor meeting (con't)
 - With the new police chief, will there be a more formalized neighborhood watch program?
 - Block Watch - contact Sergeant Ryan Raulerson at RyanR@issaquahwa.gov or call 425-837-3238.
 - Report abandoned vehicles, illegal parking, nuisance noise, problem traffic areas and residential speeding with [a form online](#) through the City of Issaquah.
 - Report identity theft, lost property, no-injury hit and runs, telephone harassment, theft, vandalism, vehicle prowls and vehicle tampering using [online police reports](#)
 - Paws on Patrol program which leverages and encourages dog walkers to act as extra eyes and ears for crime. You can [sign up here](#) and learn more [here](#).
 - Issaquah Police Chief Schwan can be contacted at 425-837-3212 or email her at paulas@issaquahwa.gov.

Governmental Affairs



Year in Review:

Worked with City and HOA attorney to come to agreement on maintenance of the NGPE Lakes and other NGPE areas critical to the storm water system.

- The Lakes capture storm run off from above our community and eventually drains into Lake Sammamish.
- Needs to be maintained to ensure storm water moves through our community without impediment.
- If storm water is impeded, flooding can occur and did in the recent past.

Governmental Affairs



March 9 Newport Open House:

<https://www.issaquahwa.gov//CivicAlerts.aspx?AID=5328>

Highlights:

- Landslide mitigation on Newport Way by building retaining wall and grading hill behind – 3 week closure of Newport Way – **Fall 2023** (not scheduled yet)
- WSDOT Fish Passage Project will result in intermittent closures of Newport way between Lakemont Blvd and Village Park Drive and a new round about at Orchard Driveway – **2024-2029**
- Utility Project between NW Village Park Dr. and SE 54th resulting in single lane closures (water, sewer and sediment ponds) – **2025-2027**
- Improve corridor for bicycles, pedestrians and vehicles from SE 54th to SR900 resulting in single lane closures - **2026**
- King County Precipice Trailhead on Newport Way to provide 25 car parking lot resulting in intermittent single lane closures and no access to trailhead – **2nd qtr 2023**
- Milano (new private development just west of new round about next to retirement community) – 2023-2024
- Pavement and Concrete Management – Remainder of NW Village Park Drive on list – 2025-2028

Governmental Affairs

Susan Glicksberg



Future:

- Continue to work with the City of Issaquah
- If needed, coordinate with the City of Bellevue and King County
- Recruit and attend Community Emergency Response Team (CERT) Training so our community can be prepared to perform emergency functions immediately following a disaster. Please sign up for the Fall 2023 CERT Training.



Thank you for attending!

Additional Questions/Comments? Please email the Board at hoa.montreux@gmail.com

2023 Annual General Meeting

Nellie's Garden

- Never doubt that a small group of thoughtful, committed individuals can change the world. –Margaret Mead

