



HOA Board of Directors' Meeting – July 12, 2023

2023-2024 Board of Directors



Attendance	Name	Position	Role
	Joyce Stewart	President	Officer
	Don Thomas	Vice-President	Officer
	Donna Whitehead	Secretary	Officer
	Al Dimakis	Treasurer	Officer
	Sanaz Imen	ACC & NGPE	Director
	Mona Khanuja	CC&Rs	Director
	Susan Glicksberg	Government Affairs	Director
	Judy Norman	Landscaping	Director
	Jerry Lilly	Waterfalls	Director
	Rachel Dimakis	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

Board Meeting Agenda

7:00 Welcome, attendance, approval of 6/14/2023 Board meeting minutes

7:05 President's report – Joyce Stewart

7:15

Chair reports

- ☐ Landscaping – Judy Norman
- ☐ Waterfalls & Electrical – Jerry Lilly, Suresh Kumar, David Lee (electrical no report)
- ☐ Architectural Control Committee (ACC) – Sanaz Imen
- ☐ Native Growth Protection (NGPE) – Sanaz Imen
- ☐ Covenant, Conditions & Restrictions (CCRs) – Mona Khanuja
- ☐ Government Affairs – Susan Glicksberg
- ☐ Social – Rachel Dimakis
- ☐ Ponds & Stormwater – Carrie Blanton
- ☐ Newsletter – Kay Gosse/ Joyce Stewart
- ☐ Treasurer – Al Dimakis (no report)
- ☐ Website – Cristian Gal (no report)

7:50 Homeowners' Input

8:00 Adjourn



President's Report

Joyce Stewart



Communication with City of Issaquah

- Working through each issue in a respect-filled manner and learning new municipal codes (I was gone for 10 days so needed to get City requested information)
- New change in Issaquah's Municipal Code-"I understand that the HOA's CC&Rs contain language that allows for Vegetation Management Zones ("VMZ"). I certainly do not intend to re-litigate this, but in the event that it comes up, I do want to share that the City will not recognize the VMZs. There was an initial attempt to work towards some sort of agreeable solution, but after consultation with the City Attorney, staff determined that because the IMC does not include provisions for the creation of views through regulated steep slopes and NGPEs, there is no mechanism for us to approve such a request."

Communication from Lake E Homeowner

- Received the bullfrog communication on July 6, 2023
- Shared the information with all Board members
- Reminded homeowner the Board is not reimbursing for the costs of removing bullfrogs in 2021 and 2022
- HOA, Carrie Blanton, and Joyce Stewart "served" or presented with a notice of a filed small claim by the Lake E homeowner (7/11/23) in King County Courts for reimbursement for eradication of bullfrogs

Thank You Montreux resident

- Tree fell onto Village Park Drive and homeowner volunteered most of Saturday to remove debris and cut the log into pieces
- Ishmael and team finished cleaning on Tuesday

Thank You for Treating Vendors with Respect

- Les from Provac helped Suresh and Carrie

Website Reviews

- 283 views on website
- 43 official documents reviewed
- 116 visitors
- Optics of our work matter





July 12, 2023

Judy Norman



Landscape Report

Judy Norman



Improving the curb appeal (aesthetic attractiveness) of Village Park Drive

- Encroaching bushes and grasses being addressed



Landscape Report

Judy Norman

Watering new trees

- Several teams continue to water
- Added all but six tree tags



Landscape Report

Judy Norman



- Need for NGPE line item for budget
- Dogs urinating on grass???



Irrigation Report

Warren Hansen



Activities since the June report

- Completed pipe repairs along north side of upper Village Park
- Added sprinklers for arborvitae at top of slope along south side of Village Park (east of The Lakes) and replaced failing Node controller
- Dug out and replaced problem sprinklers on Montreux Drive (Warren and Al)
- Continued periodic meter readings (thanks Dan and Al!)
- Turned on zones on Montreux Drive lower Village Park to identify additional issues and plan upcoming work (next slides)

Irrigation Report

Warren Hansen

Upcoming work: Repair valve boxes



Isola and Montreux Drive



Village Park and Newport Way

Irrigation Report

Warren Hansen

**Upcoming work: Replace controller No. 10
(recommended by WE Electric)**



Irrigation Report

Warren Hansen

Upcoming work: Repair valve handles at Meter B backflow control



Irrigation Report

Warren Hansen



Upcoming work: Install shutoff valve (in box) for sprinklers along north side of Village Park – west entrance



Irrigation Report

Warren Hansen



Upcoming work: sprinkler heads, sprinkler heads, sprinkler heads



Montreux HOA Board Meeting July 12, 2023

WATERFALLS

JERRY LILLY

206-972-6919 (CELL)



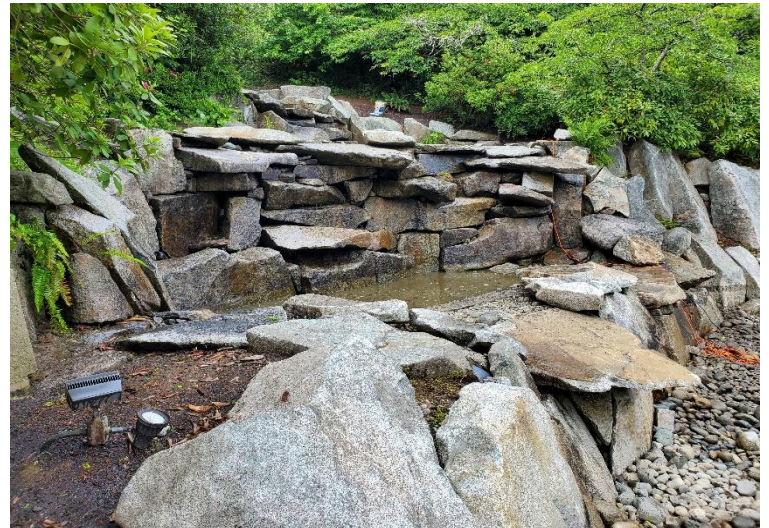
Montreux Waterfalls

The waterfalls were pressure washed on Friday, June 16 by Power Clean Pro for a total fee of \$1928.20 followed by a successful volunteer weeding gathering the next morning.

The waterfalls were shut down for three days for pressure washing and again from June 29 to July 1 due to low water caused by a faulty power supply for the autofill system which was quickly diagnosed by Jake from WE Electric.

We only used 84,956 gallons of water in June due to the pump shutdown and receiving 1.38" of rain in June.

I introduced Arash Golchubian to the waterfalls monitoring system. He and I are now both able to independently monitor the waterfalls from our computers.



Architectural Control Committee (ACC/NGPE) Report

Sanaz Imen

NGPE

- Received approval to remove three trees along lake H and all three trees were removed.
- Joyce Stewart and I had a meeting with the City's representative (Daniel Martinez) on July 11th to learn about the new permit process.



Before



After



Architectural Control Committee (ACC/NGPE) Report

Sanaz Imen
ACC

- Approved a request for fence installation on the sides of a property in Division 1. Had a meeting with the homeowner on June 29th to learn about their project.
- Approved a request for repainting a house in Division 1. They kept the current house color and changed the gutter to a darker color.




MONTREUX
IN CONCERT WITH NATURE.
Location of new fences



Covenants, Conditions & Restrictions (CC&R) Report

Mona Khanuja

Concern	Number of Homeowners' Contacted	Division
Yard maintenance	4	All
Lamp Posts	5 Remaining to be resolved	All
Holiday lights	2	I
Trees encroaching over arborvitae	(Many more to go)	I and II

Government Affairs

Susan Glicksberg



Community Emergency Response Team – CERT

- Training scheduled for October 3- 28 (Tuesday and Thursday)
- Email sent to interested community members (five homeowners interested including Board members)
- Two additional volunteers responded from the newsletter request
- **Please volunteer and ask your neighbors if they are interested**

HB 1110 and HB 1337-2023-24-Middle Housing Bills

- Representative Bill Ramos will attend our September meeting to further discuss the impact of the legislation

Social Report

Rachel Dimakis



Social Committee Members

- Joanne Wrightson
- Lynn Anfinson

Upcoming Socials

- Summer social-August 12 from 4:30-6:30 p.m. at the home of Don and Cynthia Thomas
- Annual fall social-September 9 starting at 4:00 p.m. at Newport Hills Swim and Tennis Club (Mexican food will be served.)



Social Report

Rachel Dimakis



Food Drive

- Donations collected by Marilyn Haberlach
- Sign created by Grace Anfinson, Lynn Anfinson's daughter
- Twelve homeowners participated and we collected 170+ items and \$140 in gift cards



Social Report

Rachel Dimakis



Book Club

- Five book club meetings held
- Sixteen active participants
- Next book club meeting is July 20 at Lakemont Park from 6:30-8:30 p.m. The group will be discussing “All the Ugly and Wonderful Things” by Bryn Greenwood

Feb	2/1/2023	Rachel Dimakis	Lessons in Chemistry/Bonnie Garmus	7 (7 new)
March	3/21/2023	Joyce Stewart	The light we carry/Michelle Obama	9 (6 new)
April	4/18/2023	Enzos	Tomorrow, and Tomorrow and Tomorrow/Gabrielle Zevin	5 (0 new)
May	5/17/2023	Capri Cellars	The Winemaker's Wife /Kristin Harmel	9 (3 new)
June	6/21/2023	Marie Gwinn	Hello Beautiful/Ann Napolitano	7 (0 new)
July	7/20/2023	Lakemont Park	All The Ugly and Wonderful Things/Bryn Greenwood	
Aug	8/15/2023	Castle Nails	The Rose Code/Kate Quinn	
Sept	9/19/2023	Mexican Restuarant	Horse/Geraldine Brooks	
Oct	10/17/2023		Facing the Mountains/ Dan Brown	
Nov	11/14/2023	Lynn Anfinson	Lady Tan's Circle of Women/ Lisa See	
Dec	12/19/2023	Rachel Dimakis	Holiday Book Exchange	

Stormwater

Carrie Blanton

Update

- Provac has determined all stormwater drains are clear and functioning (including where the beaver built the dam)
- Conclusion is water is draining from Lake F to Lake H to Lake E provided water level is higher than minimum required level in Lake F
- Found the pump system to keep the water level higher but will get an estimate from a technician to get the pump working
- Plastic bin with corn in it was reported in the HOA area along Lake E and a black bear was eating from it-situation is being monitored



Newsletter

Kay Gosse




The newsletter is sent to homeowners in June, November, and March. Please send your articles to Kay.

Summer newsletter was emailed.

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 truck support small businesses in a fun way. He made 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 as concerns escalated.

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!

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 newsletter

Montreux-hoa.org



Montreux Board

Officers

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

Directors

- AGC and NGPE – Jerry Mack
- CC&Rs – Carrie Blanton
- Government Affairs – Susan Glicksberg
- Landscape – Judy Norman
- Past President – Frank Yandrasits
- Social – Hamid Koohpai

Committee Leads

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

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 outdoors. 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.


(Continued on page 2)

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 Clays at blthclays@yahoo.com for more information.

Volunteer Opportunities

The landscape volunteers to help with the waterfalls and other common areas. We are individuals who enjoy working outdoors, irrigation heads and other minor challenges. If anyone has a little time to help, please email hoa.montreux@gmail.com.

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

Government Affairs...

Susan Glicksberg, HOA Director of Government Affairs

- The City of Issaquah website is: <http://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 hazards: <https://hazardready.org/seattle/en/2122-1000289&loc=18047%20NW%20>

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 kind of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts, or ideas.



Homeowners' comments