

HOA Board of Directors' Meeting – June 14, 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 5/09/2023 Board meeting minutes
- 7:05 President's report Joyce Stewart

7:50 Homeowners' Input

8:00 Adjourn

7:15



President's Report

Joyce Stewart



Communication with City of Issaquah

- Working through each issue in a timely and respect-filled manner
- Based on Council adoption, new codes will be implemented starting July 1, 2023
- Thank you, Susan Glicksburg, for your hours of advocacy and Sanaz Imen, for all your work developing the maintenance plan
- Current and future presidents, chair of ponds/lakes, and lake focals will need to monitor the plan and the
 president needs to keep an ongoing maintenance log
- Total cost for land use attorney to date is \$6640 (\$1295 from this year's budget)
- Cost of original inquiry/advice from HOA attorney was \$1700 (last year's budget)
- Reminder-cost of each permit would have been \$3300. Cost for an engineer to create the plan could have been thousands more. To date, have not had to pay permit for working in common areas or lakes.

Plantscapes contract update

Addressing increased encroachment of forested area up to the sidewalk

Communication from Lake E Homeowner

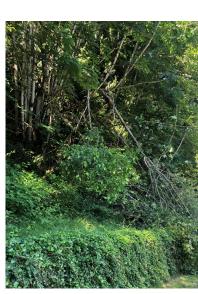
- Received the bullfrog communication on May 30, 2023
- Shared the information with all Board members
- Re-shared the HOA attorney's December response to the homeowner that the matter was closed
- Will resend the HOA attorney's December response again to the homeowner
- Will remind homeowner that other homeowners on Lake E agreed to share cost

Thank You Montreux residents

- Tree fell onto Village Park Drive and blocked traffic on the afternoon of June 9-homeowner quickly gets his chainsaw and removed debris, others stopped to help move branches
- Second grader volunteers to water trees
- Comment from visitor about National Park
- Welcoming new homeowners, updated directory, and email labels

2023 Board Goal

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







June 14, 2023 Judy Norman









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

- Pruned arborvitae on upper VPD and removed dead branches from winter storms
- Pruning (except by deer) had not been completed in years



Judy Norman





Judy Norman



Completed fall and spring plantings

- Arbovitae-most that were removed were a result of homeowners who had not trimmed their overhanging trees
- Asking homeowners to trim back branches or the HOA will trim them back
- Replaced dead azaleas on Village Park Drive and Lac Leman

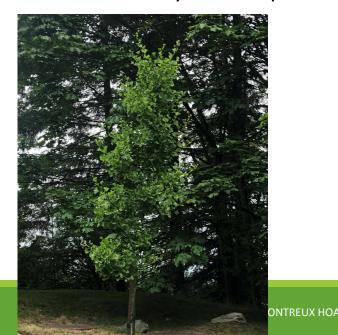


Judy Norman



Completed fall and spring plantings

- Removed two dead trees on Montreux Drive in December and planted in January (\$270 per tree included soil, tree starter, stakes, and rubber ties for each tree)
- Removed and planted two dead trees on VPD in March and April
- Continue to remove and replace as they die instead of waiting until dozens are dead
- The City required us to diversify trees so that is why there are a variety of trees planted from their approved list





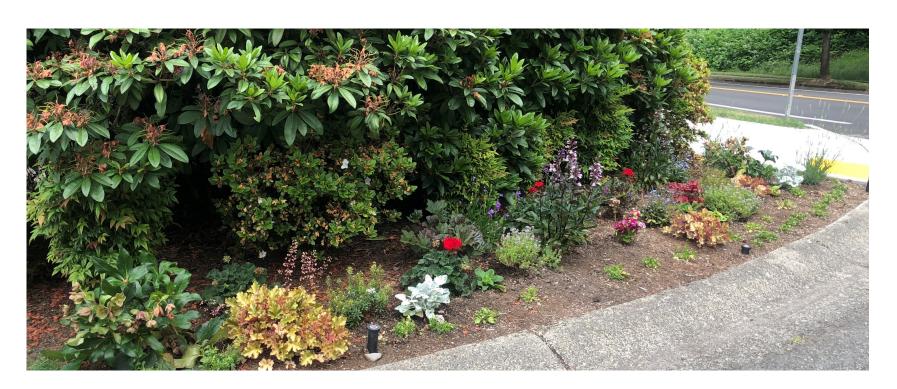


Judy Norman



Completed fall and spring plantings

 Removed dead perennials and replanted on Alpen Glow and Village Park Drive



Judy Norman



Watering new trees

- 24 trees on Village Park Drive and two on Montreux Drive
- 100 arborvitae along Village Park Drive
- Adding tree tags
- Continue to meet with Plantscapes every other month



Judy Norman



City identified areas where trees or bushes were blocking view of the stop signs

Significantly trimmed back arborvitae on Alpen Glow



Judy Norman



Completed 3-year restoration project along Lake H common area

- Removed entire weeded area over the past two years
- Added soil and planted grass
- Restored drainage area in case of flooding



Irrigation Report

Warren Hansen



Irrigation updates

Replaced faulty valve on Village Park Drive above Alpen Glow

Repaired break in sprinkler water supply lines near waterfalls

Purchased new "node" (localized) controller to replace failing unit at the

bottom of Lac Leman



Irrigation Report

Warren Hansen



Irrigation updates

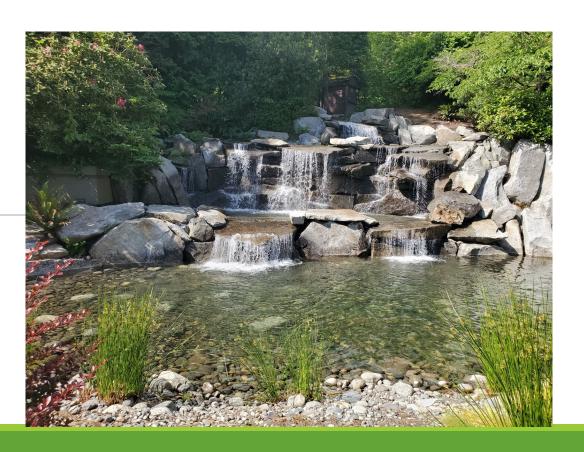
- Replaced broken or damaged sprinkler heads as identified throughout
 Montreux
- Repaired problematic sprinkler zone located just uphill from the east entrance to Montreux Drive (north side of Village Park across from The Lakes). Located and repaired clogged pipes. This area has experienced poor water pressure for several years and we are pleased to have finally solved the issue.

****Sprinkler heads next to driveways are especially vulnerable and can be damaged by our vehicles or those belonging to contractors. PLEASE remind contractors not to use our grass medians for parking, material storage, or construction.

Montreux HOA Board Meeting June 14, 2023

WATERFALLS

JERRY LILLY 206-972-6919 (CELL)



Montreux Waterfalls

The waterfalls were shut down from April 14 to May 3. The water was shutdown to investigate the cause of the bump in VPD pavement. No issues were found with the system.

We used 186,298 gallons of water in May and only 82,893 gallons in April due to the water supply shutdown for the last half of April.

Arash Golchubian has agreed to assist Jerry Lilly with the waterfalls.

The waterfalls will be pressure washed this Friday, June 16, by Power Clean Pro Services.

All are invited to join a waterfall weeding party on Saturday at 9 a.m. before the water is turned back on.



Electrical Report

Suresh Kumar and David Lee



No Report

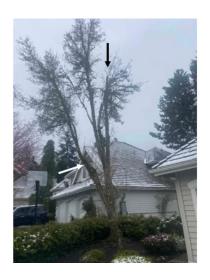
Architectural Control Committee (ACC/NGPE) Report



Sanaz Imen

NGPE

- Received a request for hauling away some fallen trees from the NGPE area.
 Scheduled a site visit with the homeowner and Joyce Stewart. Fallen trees cannot be removed from NGPE area.
- A tree located on Montreux Division 2 drainage easement has been removed.
- Joyce Stewart and I had a meeting with the City's representative to show lakes and common areas. Issues are being resolved.
- Received a request on trimming tree branches in the NGPE area. Scheduled a site visit. Some of the branches were trimmed last week.





Architectural Control Committee

(ACC/NGPE) Report



Sanaz Imen

ACC

- Approved a request for roof replacement on Alpen Glow Pl started on June 6th.
- Approved a request for roof and gutter replacement on Lac Leman Dr started on May 30th. Also, approved their request for repainting the deck and gutter.
- Received a request regarding windows replacement on Matterhorn Pl.
- Received a request for repainting a house located at the Lakes. Had a meeting with the homeowner on June 12th to review their selection.





Architectural Control Committee (ACC/NGPE) Report



Sanaz Imen

New Home Construction Update

- House on lot 32 currently installing hard surfaces. Estimated completion date late summer.
- House on lot 33 asked for variance on exterior stone and trim color shade –Approved The changes better complement the home and provides design variation between the two homes. Currently framing the second floor. Estimated completion date December 2023.





Covenants, Conditions & Restrictions (CC&R) Report

Mona Khanuja

| Concern | Number of Homeowners' Contacted | Division |
|-----------------------------------|---|----------|
| Yard maintenance | 6 | All |
| Lamp Posts | 18 contacted As of 6/13/23 7 Remaining to be resolved | All |
| Roof | 2 | I and II |
| Turf removed | 1 Work happening soon | II |
| Trees encroaching over arborvitae | 2 (Many more to go) | İ |

Government Affairs

Susan Glicksberg



Community Emergency Response Team – CERT

- Email sent out contacting interested community members (5 homeowners interested including board members)
 - Please volunteer and ask your neighbors if they are interested
- HB 1110 and HB 1337- 2023-24 Middle Housing Bills
 - Our CCRs may prevent duplexes (Section 5.1)
 - HB 1337 allows ADUs which may also be restricted by Section 5.1
 - Representative Bill Ramos will attend our September meeting to further discuss the impact of the legislation

Social Report

Rachel Dimakis



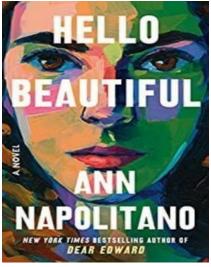
Book club

| Date | Number of Participants | Title of Book |
|------------------|------------------------|--------------------------------------|
| February 1, 2023 | 7 | Lessons in Chemistry |
| March 21, 2023 | 9 (6 new) | The Light We Carry |
| April 18, 2023 | 5 | Tomorrow, and Tomorrow, and Tomorrow |
| May 17, 2023 | 9 (3 new) | The Winemaker's Wife |

- 16 active participants
- Next book club meeting is 6/21 at Marie Gwinn's house from 6:30-8:30 p.m.
 The group is reading "Hello Beautiful" by Ann Napolitano.

Summer Socials

- July
- August



Social Report

Rachel Dimakis



Food Drive

- Two-week duration
- Notice will be sent by email and HOA newsletter
- Marilyn Haberlach, homeowner, will collect all donations and deliver to the food bank
- The social chair will answer any emails or questions from homeowners regarding the program

Recommended donated items:

- Ramen
- Small bottles of cooking oil
- Pasta
- Small containers of condiments- ketchup, mustard and mayonnaise
- Toilet paper

No cash or checks



ISSAQUAH

Food & Clothing Bank

Stormwater

Carrie Blanton

Update

- Met with the three lake focals and reviewed long term maintenance plan for the lakes
- Removed debris from all three lakes
- Because of the warm weather, lakes have had two algae treatments
- Reminded lake homeowners to provide maintenance care for their backyards
- Checked pump that feeds water to all lakes
- Beavers built a dam below the cedar tree on Lake H. We removed the debris twice and it looks like they have moved to a new location. The culvert is being

checked for beaver damage.











Newsletter

Kay Gosse

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



Meet the board >>>

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



NGPE Report

Montreux is surrounded by a Native Growth Protection Easement (NGPE). As owners, we are obligated to leave

trees and other vegetation undistributed within the NGPE unless approved by the City of Issaquah. The Montreux H

works with the city to obtain approval of any needed work this area. About every three (3) years, the HOA contracts

a certified arborist to assess the areas of the NGPE where

were to fall from such things as windstorms or decay.

Depending on the level of risk, the HOA then contracts wi

company to remove the potential risk within the time perior recommended by the certified arborist.

The HOA is currently taking action to have

the high risk trees removed of by mid-

If any homeowner would like a copy of

Calendar of Events >>>

this assessment, please send a request to

May 31 - June 5 Fountains Shut

Down for Pressure Cleaning June 9 - HOA Board Meeting at

Quarterly Dues

Montreux HOA does not currently have

the ability to accept direct electronic payments, but most banks will allow yo

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 blythclaeys@yahoo.com for

July 4 - HAPPY BIRTHDAY AMERICA

July 14 - HOA Board Meeting at 7 p.m.

. August 11 - HOA Board Meeting at 7 p.m.

trees exist that are in striking distance of owners' properti-Trees are identified by category for potential of risk if they 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 n arrangements, but there were problems with and one-by-one the events had to be cancel

Undeterred, Hamid set about planning for ot Party in September. Permits were obtained, arranged as a COVID precaution, and volun to help. Once again, the event had to be car concerns escalated.

Hamid is always an active participant at Boa open to the ideas and concerns of others. A circumstances have prevented us from gath please take an opportunity to thank Hamid fibring us together and make new residents fe

Thank You Hamid!

Holiday Lights

The holiday lights at the entrance to Montrieux are a "bright spot" on these dark winter days. By the time the newsletter is published, our holiday light but not on! We were able to take advantage discount by having them installed in late Octille to the holiday seaso

You can add even more cheer to our neight a few lights of your own. Happy Holidays to



Government Affairs...

- Susan Glicksberg, HOA Director of Governr

 The City of Issaguah website is: http://dx.doi.org/10.1001/j.j.doi.org/10.1001/j.
- Given that we just had an election, https://www.issaquahwa.gov/316/C
- In preparation for fall and winter haz https://kingcounty.gov/depts/emerge
- You can also look up potential haza https://hazardready.org/seattle/en/? 122.1000289&loc=18047%20NW%

summer. We ar individuals who image man open and other minor challenges. If anyone has a little time to help, please email hoa.montreux@gmail.com

the site so you can receive notifications of new posts. Check it out at Montreux-hi

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

Volunteer

The landscap

and other com

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

Welcome >>>

In September, we welcomed David Lee and Suresh Keptember, we welcomed The Electrical will now be a sub-committee under Jerry LillylPonds 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 multi-

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



MONTREUX In Concert with Nature

une 2021 Issue

Montreux-hoa or

Montreux

Montreux Board

Officers
President – Joyce Stewart

Vice President – Connie Hanson Treasurer – Frank Yandrasits

Directors

ACC and NGPE – Jerry Macl

Comment Affrica Succe Clinton

Government Affairs – Susan Glicksb Landscaping – Judy Norman

Past President - Frank Yandrasits

Social - Hamid Koohpai

Waterfalls & Electrical – Jerry Lilly Committee Leads

Committee Leads Electrical –

Newsletter - Lynn Mack, Joyce Stewart

Ponds & Stormwater – F. Yandrasits (acting Website Designer – Cristian Gal

Bookkeeper – Blyth Clacys



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 seam 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 waterfull, 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)

Treasurer's Report

Al Dimakis



Reorganized HOA's financial folders

Under WA State's HOA Act, financial records must be kept for 7 years

2022 tax filings and annual audit

- Income tax return-submitted payment on taxes due with extension
- 2022 Audit-pending
- Secretary of State Annual report Renewed in January 2023

Reserve study

- The committee is working on updating the component descriptions, maintenance requirements, and estimated funding. Substantial changes have been proposed.
- The committee is on target to complete the 2023 Reserve Study by mid to late August.

Miscellaneous

- Created a shared folder to Financials for QuickBooks Backup.
- Reached out to the HOA's General Liability Insurance provider to clarify coverage of volunteers working in the common area

Expenses vs. budget



For specific budget information, please email the HOA at hoa.montreux@gmail.com



Homeowners' comments