



## 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

7:15

## Chair reports

- ☐ Landscaping – Judy Norman
- ☐ Waterfalls & Electrical – Jerry Lilly, Suresh Kumar, David Lee
- ☐ Architectural Control Committee (ACC) – Sanaz Imen
- ☐ Native Growth Protection (NGPE) – Sanaz Imen
- ☐ Covenant, Conditions & Restrictions (CCRs) – Mona Khanuja
- ☐ Government Affairs – Susan Glicksberg
- ☐ Ponds & Stormwater – Carrie Blanton
- ☐ Social – Rachel Dimakis
- ☐ Newsletter – Kay Gosse/ Joyce Stewart
- ☐ Treasurer – Al Dimakis
- ☐ Website – Cristian Gal

7:50 Homeowners' Input

8:00 Adjourn

# 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**

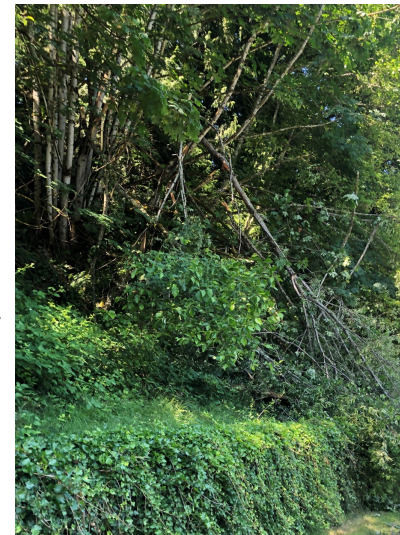
- Received the bullfrog communication on May 30, 2023
- Shared the information with all Board members
- Re-shared the HOA attorney's December response to the homeowner that the matter was closed
- Will resend the HOA attorney's December response again to the homeowner
- Will remind homeowner that other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



# Landscape Report

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





# Landscape Report

Judy Norman





# Landscape Report

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 Lemans





# Landscape Report

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



MONTREUX HOA





# Landscape Report

Judy Norman



## Completed fall and spring plantings

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





# Landscape Report

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



# Landscape Report

Judy Norman



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

- Significantly trimmed back arborvitae on Alpen Glow



# Landscape Report

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 Lemane



# 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

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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**



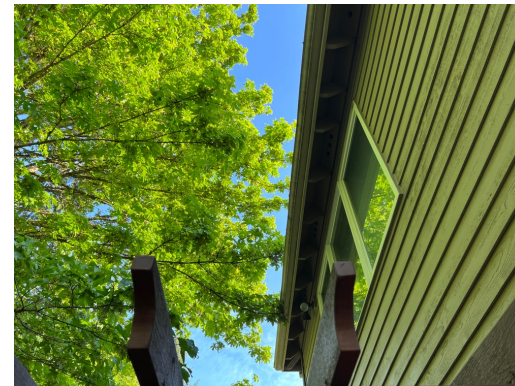
# Architectural Control Committee (ACC/NGPE) Report



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 Lemay 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)	I

# 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

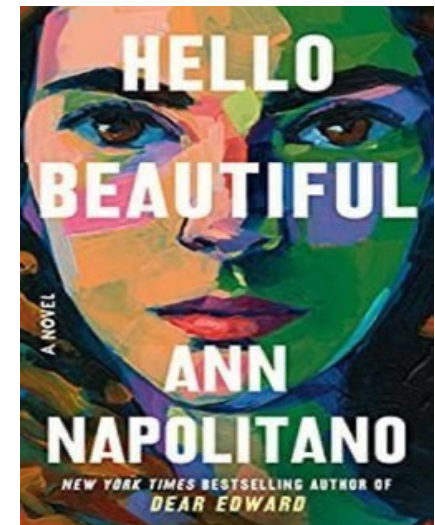
## Book club

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

# 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.







# 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](mailto:hoa.montreux@gmail.com)



Homeowners' comments