

## Montreux Homeowners' Association Meeting Minutes

**Date:** June 14, 2023 (7:00 – 8:00 p.m.)

**Venue:** Union Bank

### Board Members Present

Joyce Stewart – President	Al Dimakis – Treasurer
Donna Whitehead – Secretary	Judy Norman – Landscaping
Sanaz Imen – ACC and NGPE	Rachel Dimakis – Social
Jerry Lilly – Waterfalls	Susan Glicksberg – Governmental Affairs
Don Thomas– Vice President	

### Committee Chairs Present

Warren Hansen – Irrigation	Kay Gosse - Newsletter
Suresh Kumar – Co-electrical	David Lee – Co-electrical

### Absent from Board

Mona Khanuja – CC&R	
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### Homeowners

Jay Willenberg	Marilyn Haberlach
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### President's Report – Joyce Stewart

Judy Norman motioned to approve the May 2023 minutes and Sanaz Imen seconded the motion. The motion was approved unanimously.

Communication with the City is ongoing. Joyce and Sanaz are working through the final challenges.

- The lakes maintenance plan has been accepted. We will need to keep updated an ongoing maintenance log.
- To date, we have not had to pay for any new permits for working in the common areas or lakes. Like the past, tree permits will still be required.

Joyce clearly communicated the 2022 and 2023 attorney costs related to resolving the issues with the City.

- Total cost for the 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)

A couple weeks before the June meeting, all Board members received a communication from Lake E homeowner regarding reimbursement for removal of bullfrogs.

- 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 and the HOA is not reimbursing the homeowner for removal of bullfrogs

### **Judy Norman – Landscape**

The focus has been on improving the curb appeal of Village Park Drive, including pruning the arborvitae. Since the last meeting, extensive work has been completed in various parts of the community.

- Fall and spring plantings, including removing dead trees.
- Organized watering teams
- Ordered tree tags

### **Warren Hansen– Irrigation**

Faulty valves have been replaced, sprinkler supply lines and damaged heads have been repaired from across multiple points throughout Montreux.

Note to homeowners: sprinkler heads next to driveways are especially vulnerable and can be damaged by vehicles. Please also avoid parking on grass medians.

### **Jerry Lilly - Waterfalls**

Arash Golchubian has agreed to assist Jerry with the waterfalls.

The waterfalls will be pressure washed on Friday June 16. On Saturday, June 17, a weeding party is planned before the waterfalls are turned back on.

### **Sanaz Imen - ACC / NGPE**

**NGPE:** Sanaz updated the meeting about multiple activities regarding the neighborhood and the NGPE area, including requests for trimming branches and removing trees.

**ACC:** Sanaz coordinated requests for roof replacements and house painting. Approval was granted for a slight variance on the exterior stone and trim on the new homes currently under construction. The new houses should be completed by the end of the year.

**Mona Khanuja – CC&R**

Mona was absent but sent her report in advance.

Yard maintenance, lamp posts, and trees are being addressed as part of the neighborhood CC&Rs.

**Rachel Dimakis - Social**

The next book club meeting is 6/21. Currently we have 16 active participants. A summer socials is being planned for July or August.

Montreux will no longer have a garage sale. Instead, we will have a Food Drive for the Issaquah Food and Clothing Bank. Notice will be sent by email and the newsletter.

**Carrie Blanton – Stormwater**

Carrie was absent but sent her report in advance.

Created a maintenance plan for the three lakes and removed debris from the lakes.

Beavers have built a dam below the cedar tree on Lake H. The debris was removed. It looks like they have moved to a new location.

**Kay Gosse – newsletter**

Please send contents of the newsletter to Kay by 6/20.

**Al Dimakis – Treasurer**

Gave an update on Treasurer activities, including reorganizing financial folders and submitting income tax payments.

Reserve study – the committee is on target to complete the 2023 Reserve Study by the end of August.

Gave an update on the status of expenses vs budget.

**Susan Glicksberg – Government Affairs**

Susan is coordinating a group from Montreux to attend the Issaquah City homeowner's preparedness training course.

State Legislature representatives will attend the September Board meeting.

The meeting was adjourned at 8:00 p.m.