



HOA Board of Directors' Meeting – August 9, 2023

2023-2024 Board of Directors



Attendance	Name	Position	Role
	Joyce Stewart	President	Officer
A	Don Thomas	Vice-President	Officer
A	Donna Whitehead	Secretary	Officer
	Al Dimakis	Treasurer	Officer
	Sanaz Imen	ACC & NGPE	Director
	Mona Khanuja	CC&Rs	Director
A	Susan Glicksberg	Government Affairs	Director
	Judy Norman	Landscaping	Director
A	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 7/14/2023 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 (no report)
- ☐ Social – Rachel Dimakis
- ☐ Ponds & Stormwater – Carrie Blanton
- ☐ Newsletter – Kay Gosse/ Joyce Stewart
- ☐ Treasurer – Al Dimakis (no report)
- ☐ Website – Cristian Gal
- ☐ Executive Session

7:50 Homeowners' Input

8:00 Adjourn



President's Report

Joyce Stewart



Communication with City of Issaquah

- In last meeting shared, “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.”
- Update-“For the tree pruning in the steep slope NGPE, the request will need to identify why the pruning is necessary from an arborist’s perspective and the removal of branches is needed for the health of the forest. You can only receive approval for pruning if the work is necessary for the viability of the trees and surrounding forest health, and that there will be no impact to the slope conditions, or if the slope conditions warrant the removal to provide geotechnical stability. In addition to an arborist report, an assessment from a geotechnical engineer may be necessary to confirm any proposal will not impact the stability of the slope.”

Communication from Lake E Homeowner

- Notice of small claim was amended to include Joyce Stewart, President, Carrie Blanton, Chair of Stormwater/Ponds, and **Montreux Homeowners’ Association**

Drought resistant landscaping

- Meeting scheduled to create drought resistant landscaping standards
- RCW. 64.38.057 states, “The declaration of any governing documents adopted by an association may not prohibit the installation of drought resistant landscaping or wildfire ignition resistant landscaping. However, the declaration or governing documents may include reasonable rules regarding the placement and aesthetic appearance of drought resistant landscaping or wildfire ignition resistant landscaping, as long as the rules do not render the use of drought resistant landscaping or wildfire ignition resistant landscaping unreasonable costly or otherwise effectively infeasible.” An association may not impose a fine or assessment against an owner, or resident on the owner’s property, for reducing or eliminating the watering of vegetation or lawns for the duration of the drought condition order.
- What are we doing as a Board to address this in our common areas (reduced arborvitae areas by forest)?

President's Report

Joyce Stewart



Focused on starting transition to Don Thomas

- Started with budget process last year
- Transition from “catching up” to sustainable systems
- Reliable and consistent contractors
- Grateful for all the volunteer work/savings that has been completed so we can transition to sustainable systems

Messages

- Real estate agent commented on wonderful aesthetics of our community
- Kay received a positive comment on the website from a former HOA president, “Best ever newsletter. Kudos to all.”



August 9, 2023

Judy Norman



Landscape Report

Judy Norman



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

- Encroaching tree branches were trimmed



Landscape Report

Judy Norman



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

- Encroaching tree branches were trimmed



Landscape Report

Judy Norman



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

- Cleared vines from Village Park/Montreux monument



Landscape Report

Irrigation-Judy Norman

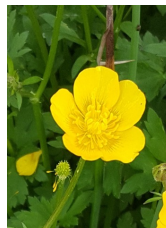


Activities since last report –

GREAT PROGRESS!!



- Replaced leaking head at bottom of zone on Montreux Drive
- Capped off unnecessary heads – west end of Village Park
- Continued periodic meter readings
- Began replacing nozzles on lower Village Park Drive
- Obtained estimate for replacing controller #11
- Repaired sticking valve at west corner of west entrance to Montreux Drive



Irrigation Report

Judy Norman



GREAT NEWS!!

REPLACING VS. SERVICING PROBLEM VALVES

Volunteers have successfully rebuilt an in-place valve (without removing the entire unit). We are planning to rebuild three more sticking valves on Village Park very soon!

Estimated cost to dig out and replace valve: \$500 each

Cost of rebuild parts and install by volunteers: \$100 each

Assuming 50 valves that might eventually need servicing, this would represent

A Potential SAVINGS OF UP TO \$20,000!!

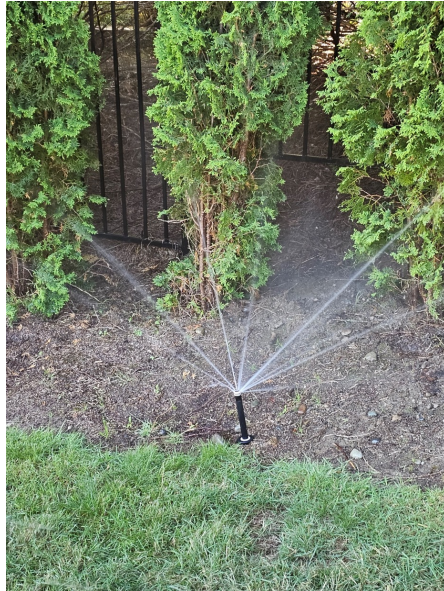
Irrigation Report

Judy Norman



IT'S A HOT DRY SUMMER!

We are working to keep our beautiful Montreux landscaping happy!!



Thank you for all your support

Montreux HOA Board Meeting August 9, 2023

WATERFALLS

JERRY LILLY

206-972-6919 (CELL)



Montreux Waterfalls

The 15 HP pump serving the waterfall stopped working at 4 p.m. on July 25, 2023. The pump was making a strange noise. Jake pulled the pump on July 28 and noticed that the impeller was loose. After taking it to the pump repair shop, they discovered that part of the pump was missing. On Sunday, August 6, Jerry drained the falls and Arash and Jerry found the missing part on the floor of the wet well with three bolts lying on the floor (see upper photo). It appears the shop did not properly put the pump back together after the last service. We are waiting to hear about next steps.

While the pond was draining, Jerry took the opportunity to pull new horsetail from the upper falls, remove some blackberries from the edge of the middle pond, and added algaecide granules to some of the rocks where algae has already starting growing (lower photo).



Architectural Control Committee (ACC/NGPE) Report

Sanaz Imen



NGPE

- Received a request for tree removal in Division 1 (18508)
- Submitted a permit application for tree removal in Division 2.
- Root encroaching on a property in Division 2.

“This is a neighbor-to-neighbor issue. The general rule is that an owner can cut roots and branches that are encroaching on his/her property up to the boundary line at his/her own expense. If the tree straddles the property boundary, he/she has a duty to not kill or injure the tree. The trimming owner is responsible for disposing of the trimmed parts of the tree.”



Architectural Control Committee (ACC/NGPE) Report



Sanaz Imen

ACC

- Received a request for a new AC installation in Division 1 - pending
- Received a request for the deck replacement in Division 2
- Received two requests for exterior painting in Division 2
- Received a request for roof replacement in Division 2- pending
- Received a request for fence installation around the property in Division 2 - pending



Architectural Control Committee (ACC/NGPE) Report Since May 2023



Category	No. of Homeowners' Requests	Division/s
Exterior painting	5	1 & 2
Roof Related	3	2 & 3
Fencing	2	1 & 2
Tree removal	5	1 & 2
Landscape Work	-	-
AC/Heat Pump	1	1
Remodel	2	2
New Construction	-	-
NGPE	3	2 & 4
Total Requests	21	
	Numerous issues/resolutions related to working through challenges/code changes with the City of Issaquah will be shared at the September meeting.	

Covenants, Conditions & Restrictions (CC&R) Report Since May 2023

Mona Khanuja

Concern	Number of Homeowners' Contacted	Division/s	Result
Yard maintenance	9	1&2	1 sold 3 unresolved
Lamp Posts	21	All	5 being addressed
Roofs	2	1&3	1 replaced another refreshed
Holiday lights	2	1	1 scheduled for removal
Trees encroaching over arborvitae	Several	1 & 2	Branches trimmed
Real Estate Directional Signs	3	1	All removed by agents

Covenants, Conditions & Restrictions (CC&R) Report Since May 2023

Mona Khanuja



Social Report

Rachel Dimakis



Holiday Lights Budget is \$3300

- Brightnites – Bid starts at 5k and up
- Brother's Lighting
 - ✓ Lights were purchased in 2013-2015
 - ✓ 26 red LED minis
 - ✓ 26 green LED minis
 - ✓ 110 warm white (WW) LED minis
 - ✓ More colored lights were purchased in November 2022 (\$158.47)
 - ✓ Pricing for 2023 installation of lights would be \$2974 plus tax (no change over last year)
 - ✓ For installation of only the 110 previously installed WW minis, the charge would be \$1994
 - ✓ To switch out those 52 colored mini strands to WW, there would be a one-time \$375 charge for the purchase of the product bringing the total to \$3349



Social Report

Rachel Dimakis



Socials

- Summer Social-August 12 from 4:30-6:30 p.m. at home of Don and Cynthia Thomas
- Annual Fall Social-September 9 starting at 4 p.m. at Newport Hills Swim and Tennis Club
- Twelve homeowners participated and we collected 170+ items and \$140 in gift cards
 - ✓ Tapatio Mexican Grill
 - ✓ Sign up sheet for volunteers



Social Report

Rachel Dimakis



Book Club

- Six book club meetings held
- Sixteen active participants
- Next book club meeting is August 15 at Castle Nails from 5-7 p.m. The group will be discussing “The Rose Code” by Kate Quinn.

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	5 (0 new)
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

- Last treatment of algae for season was completed at the end of July
- Have requested invoice

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



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 arrangements, but there were problems with parking and one-by-one the events had to be canceled.

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

Hamid is always an active participant at Board meetings, open to the ideas and concerns of others. At the same time, circumstances have prevented us from gathering. Please take an opportunity to thank Hamid for bringing us together and make 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

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 – Lynn Mack, Joyce Stewart
- Ponds & Stormwater – F. Yandrasits (acting)
- Website Designer – Cristian 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 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.


(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 with 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 of 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 of 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 blythclays@yahoo.com for more information.

Volunteer

The landscape volunteers to be and other comm summer. We are individuals who own property with 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 submit the site so you can receive notifications of new posts. Check it out at [Montreux-HOA](https://www.montreux-hoa.org)

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/CityAlerts>
- Given that we just had an election, you can also look up potential hazardous trees: <https://kingcounty.gov/depts/emergency/hazardous-trees/>
- You can also look up potential hazardous trees: <https://hazardready.org/seattle/en?122.1000289&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 random acts of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts, or ideas.



Homeowners' comments