

Montreux Homeowners' Association Meeting Minutes

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

Venue: Union Bank

Board Members Present

Joyce Stewart – President	Don Thomas– Vice President
Donna Whitehead – Secretary	Rachel Dimakis – Social
Al Dimakis – Treasurer	Susan Glicksberg – Governmental Affairs
Mona Khanuja – CC&Rs	

Committee Chairs Present

Warren Hansen – Irrigation	Kay Gosse - Newsletter
David Lee – Co-electrical	Carrie Blanton – Ponds & Stormwater

Absent from Board

Jerry Lilly-Waterfalls	Judy Norman – Landscaping
Sanaz Imen – ACC and NGPE	

Homeowners

Marylin Haberlach	
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President's Report – Joyce Stewart

Mona Khanuja motioned to approve the June 14, 2023 minutes and Don Thomas seconded the motion. The motion was approved unanimously.

The CC&Rs contain language that allows for Vegetation Management Zones (VMZ). While the City does not intend to re-litigate these, there is no mechanism to approve such a request. This may impact homeowners who have view corridors. The City is taking a look at the procedure and will communicate the outcome to Joyce Stewart and Sanaz Imen.

Joyce Stewart and Carrie Blanton were served with a notice of small claims from a homeowner who is requesting to be reimbursed for \$3405.17, more than the homeowner paid to eradicate the bull frogs from Lake E in 2021 and 2022. The HOA has repeatedly denied the homeowners' request to use HOA funds to pay for eradication of bullfrogs. On August 18, Joyce (President) and Carrie Blanton (Chair of Ponds/Stormwater) are required to attend a pretrial conference in King County District Court, East Division in Issaquah.

Judy Norman – Landscape

Judy was absent from the meeting but sent her report in advance.

Tree tags have been attached to trees. Landscaping and tree watering work have continued.

Warren Hansen – Irrigation

Completed pipe repairs along the north side of the upper Village Park Drive and added sprinklers for the arborvitae along the south side of the road.

Continued periodic meter readings to monitor water use by the sprinklers.

Identified valve boxes that need repair and also acknowledged that a controller needs updating. This is now part of the ongoing repair and maintenance plan.

Identified a different type of sprinkler head that is cheaper. We are piloting it in part of the sprinkler system.

Jerry Lilly - Waterfalls

Jerry was absent from the meeting but sent his report in advance.

The waterfalls were pressure-washed on Friday June 16, followed by a successful volunteer weeding the following morning.

Sanaz Imen – NGPE / ACC

Sanaz was absent from the meeting but sent her report in advance.

NGPE: We received approval from the City to remove three trees along Lake H. All three trees have now been removed under the agreement that they will be replaced.

ACC: A homeowner installed used turf without ACC approval. A new plan was presented and was approved that consisted of adding mulch, ornamental rocks, and plants to the lower area. After much negotiation, the upper turfed area was approved after the homeowner agreed to add ornamental rocks and plants.

Going forward, the ACC will communicate the quality of turf that will be approved.

Mona Khanuja – CC&Rs

Several homeowners have been asked to improve their yards (for example taking care of overgrown lawns) or replace lights in lamp posts

Holiday lights on two houses were discussed.

Susan Glicksberg – Government Affairs

CERT (Community Emergency Response Team) training is scheduled for October 3-28. A small group from the HOA and from the neighborhood will attend the training.

Representative Bill Ramos will attend the September HOA meeting to discuss the impact of legislation pertaining to tiny houses on properties. The Montreux CC&Rs predate the legislation.

Rachel Dimakis - Social

An upcoming social will be held on August 12 from 4:30-6:30 p.m. at the home of Don and Cynthia Thomas.

The annual fall social is September 9 starting at 4pm at Newport Hills Swim and Tennis Club.

Twelve homeowners participated in the Montreux Food Drive and the social committee collected over 170 items and \$140 in gift cards.

The next book club meeting is July 20 at Lakemont Park from 6:30-8:30 p.m.

Carrie Blanton – Stormwater

A drainage pipe by a cedar tree was checked because a beaver built covered the pipe rocks and debris. The debris was removed and the pipe is clear.

The water pump that pumps additional water into the lakes will be examined.

A plastic bin with corn in it was reported along a common area on Lake E. A black bear was reported eating from the bin. The area will be monitored.

Kay Gosse – newsletter

The next homeowner newsletter will be November.

Al Dimakis – Treasurer

Al sent the financial reports before the meeting to all of the Board members for review and welcomed comments.

Homeowner's question: Can we take out the dead arborvitae around the neighborhood?
HOA answer: We don't want to expose people's backyards. We will take them out during the replanting in the fall. You don't plant arborvitae during the summer.

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