

## Montreux Homeowners' Association Meeting Minutes

**Date:** September 13, 2023 (7:00 – 8:05 p.m.)

**Venue:** US Bank

### Board Members Present

Joyce Stewart – President	Sanaz Imen – ACC and NGPE
Don Thomas– Vice President	Susan Glicksberg –Governmental Affairs
Mona Khanuja – CC&Rs	

### Committee Chairs Present

Warren Hansen – Irrigation	Cristian Gal-Website
David Lee – Co-electrical	Cristian Gal-Website

### Absent from Board

Jerry Lilly – Waterfalls	Rachel Dimakis – Social
Al Dimakis – Treasurer	Judy Norman – Landscaping
Donna Whitehead –Secretary	

### Homeowners

Jay Willenberg	
----------------	--

### President's Report – Joyce Stewart

Don Thomas motioned to approve the August 9, 2023 minutes and Mona Khanuja seconded the motion. The motion was approved unanimously.

The Board is transitioning from mostly volunteers doing irrigation work to Enrique Irrigation completing the work during Summer 2024.

A pretrial conference (mediation) for small claims court was held on August 18, 2023, at 8:45 a.m. Joyce Stewart and Carrie Blanton attended. It lasted until 11:30 a.m. At the end of the session, the plaintiff requested to dismiss Carrie as a defendant. The court dismissed her. No resolution was reached. Joyce Stewart, HOA President, and the HOA are still defendants. A judge trial date has been scheduled for October 20, 2023. The

plaintiffs are requesting HOA funds be used for reimbursement when they had bullfrogs removal.

### **Sanaz Imen – NGPE / ACC**

Sanaz shared the new Issaquah Municipal Codes that were adopted Summer 2023. She highlighted the following topics:

- tree permits
- tree removal process
- tree replacement
- information related to hazardous trees
- acceptable pruning

### **Susan Glicksberg – Government Affairs**

Susan invited Representative Bill Ramos, who services residents in the 5th Legislative District, to explain present and future implications of House Bill 1110 on the Montreux community.

### **House Bill 1110**

- Overrules cities' authority to restrict land zoning to consist of only single-family homes.
- There is an exemption for HOAs whose pre-existing governing documents only allow zoning for single-family homes.
- Montreux's governing documents (5.10) state, "Each lot shall be used only for construction and occupancy of one single family residence and related improvements. No lot or living unit shall be further subdivided."

The Board meeting was adjourned at 8:05 p.m. The next meeting is scheduled for September 11, 2023.