



HOA Board of Directors' Meeting – July 10, 2024

2024-25 Board of Directors



Name	Position	Role
Joyce Stewart	President	Officer
Tiffany Evans	Vice-President	Officer
Donna Whitehead	Secretary	Officer
Daniel Philipp	Treasurer	Officer
Sanaz Imen	ACC & NGPE	Director
Susan Glicksberg	Government Affairs	Director
Judy Norman	Landscaping	Director
Jerry Lilly	Waterfalls	Director
Jan Rogers	Social	Director
Joyce Stewart	Past President	Director
Carrie Blanton	Ponds and Stormwater	Committee
Arash Golchubian	Chair for irrigation	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 6/12/2024 Board meeting minutes

7:05 President's report – Joyce Stewart

7:15

Chair reports

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

8:00 Review action items for August meeting and adjourn

Homeowners' input

President's Report

Joyce Stewart



Corporate Transparency Act

- New reporting requirements apply to most community associations unless the Association is a 501 (c) organization

Goals

- Improving the aesthetic attractiveness of the Montreux community
- Increasing the number of CERT trained residents and organizing our team with two meetings of trained residents this year

Resurfacing and repainting the main monument

- Received three bids

Need to create common landscape standards for the aging community

- Create a subcommittee to create a document and then present to the Board





Judy Norman



Landscape Report

Judy Norman



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

- Removed aging scrubs along Village Park Drive
- Watering teams have been busy during the hot season (this is a heavy lift for volunteers in July and August)
- Continue to meet with Plantscapes and provide weekly feedback-their team spent two additional Fridays onsite in July.



Irrigation

- Struggling with some electrical issues on lower Village Park Drive

Montreux HOA Board Meeting June 12, 2024

WATERFALLS

JERRY LILLY

206-972-6919 (CELL)



Montreux Waterfalls

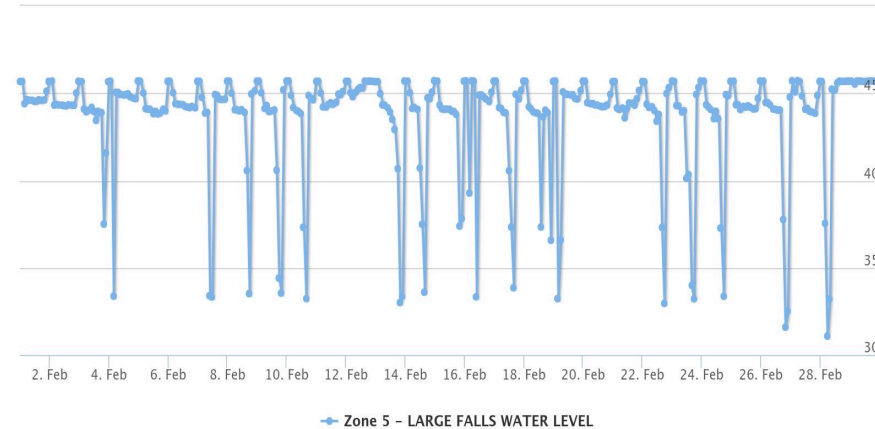
July 10, 2024, HOA Board Meeting



- The waterfalls are still working fine since the repair of the large falls pump last October.
- Last year the falls consumed 625,956 gallons of water from 1/1/23 to 6/30/23. year we used only 214,697 gallons over the same period of time. Water consumption is down 66% this year compared to last year at this time.
- The water level sensor for the large falls was acting up, but worked perfectly during June. Jerry will continue to monitor the sensor.

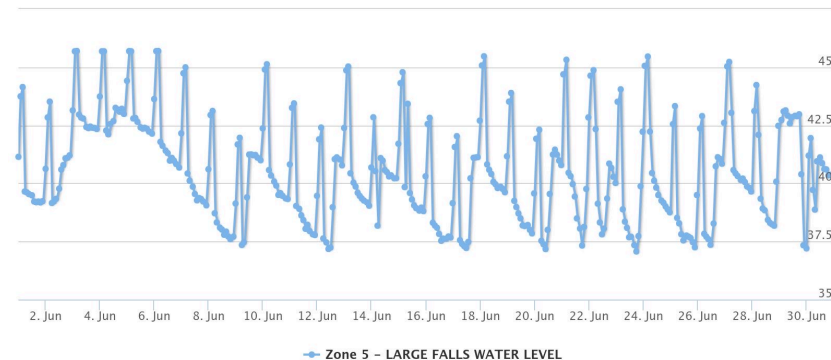
February 2024

Data Log



June 2024

Data Log



Montreux Waterfalls

July 10, 2024, HOA Board Meeting



- Jerry Lilly removed the horsetail from the large falls on June 8 and a group of volunteers met on Saturday, June 29, and weeded the large and small falls. The pressure washing is being scheduled for Friday, July 12.



Montreux Waterfalls

July 10, 2024, HOA Board Meeting



- On May 19, the mailbox on Village Park Drive that serves 11 residents (near Jerry Lilly's cul-de-sac) was stolen.
- A new mailbox was purchased and re-installed in the original location on June 19. The new mailbox is anchored into the concrete slab with a steel stanchion (see red arrow in the photo).
- The Board needs to decide what to do to protect other mailboxes with similar exposure to thieves.



Electrical Report

Suresh Kumar and David Lee

No Report



Architectural Control Committee (ACC/NGPE) Report

Sanaz Imen

☐ ACC

- Received a request for fence installation in Division 2 – approved
- Received a request for roof replacement in Division 2 – approved
- Received a request for building a deck covering in Division 2 – approved
- Received a request for deck repair, exterior touch up paint, and landscaping in Division 1 – approved
- Received a request for a deck replacement in Division 2 – approved

☐ NGPE

- No requests

Architectural Control Committee (ACC/NGPE) Report Since May 2024



Category	No. of Homeowners Requests	Division
Exterior painting	2	2&3
Roof Related	3	2&3
Fencing	2	2
Tree removal		
Landscape Work	1	1
AC/Heat Pump		
Remodel	1	1
Deck Replacement	1	2
NGPE	2	1&2
Total Requests	12	

Covenants, Conditions & Restrictions (CC&R) Report Since May 2024

No Report-Brian Barry resigned.

Governmental Affairs

Susan Glicksberg



- Increasing the number of CERT trained residents and organizing our team with two meetings of trained residents this year

Social Report

Jan Rogers



Upcoming events:

- Summer social-Friday, August 16, 2024
- Issaquah Food Bank Drive at Fall social
- Fall social – September 7, 2024, from 4:30-7 p.m. (will be asking for volunteers at the August meeting)

Stormwater

Carrie Blanton



- Because of the hot weather and low water levels, the pump has been turned on to provide water from the well to feed into the lakes.

Treasurer's Report

Daniel Philipp



(Financial reports were emailed to Board members prior to the meeting).

Please email hoa.montreux@gmail.com if interested in reviewing the financial reports.



Homeowners' comments