

HOA Board of Directors' Meeting – July 10, 2024

## 2024-25 Board of Directors



Name	Position	Role
Joyce Stewart	President	Officer
Tiffiny 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

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- ☐ 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

MONTREUX In Concert With Nature.

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

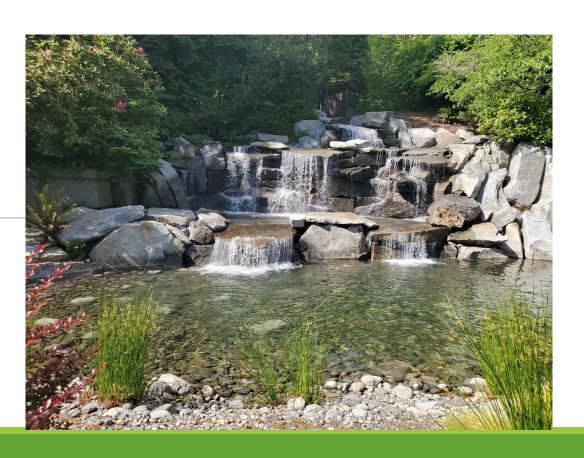
Struggling with some electrical issues on lower Village Park Drive

# Montreux HOA Board Meeting June 12, 2024

## WATERFALLS

JERRY LILLY

206-972-6919 (CELL)



## Montreux Waterfalls

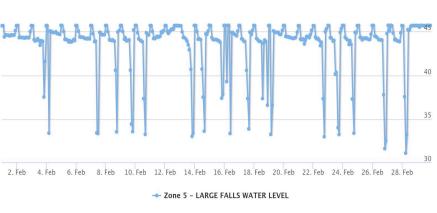
July 10, 2024, HOA Board Meeting



- 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.

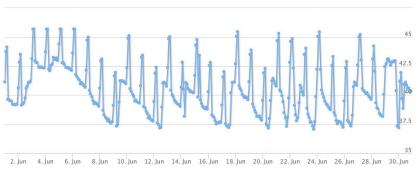
## February 2024

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.

## Newsletter

Kay Gosse

The newsletter is sent to homeowners in June, November, and March. Please send your articles to Kay by November 1.



#### Meet the board >>>

This edition of the Montreux Newsletter features a member of the HOA Board



NGPE Report

Montreux is surrounded by a Native Growth Protection Easement (NGPE). As owners, we are obligated to leave

trees and other vegetation undistributed within the NGPE unless approved by the City of Issaquah. The Montreux H

works with the city to obtain approval of any needed work this area. About every three (3) years, the HOA contracts

a certified arborist to assess the areas of the NGPE where

were to fall from such things as windstorms or decay.

Depending on the level of risk, the HOA then contracts wi

company to remove the potential risk within the time period

recommended by the certified arborist.

the high risk trees removed of by mid-

If any homeowner would like a copy of

Calendar of Events >>>

this assessment, please send a request to

May 31 - June 5 Fountains Shut

Down for Pressure Cleaning June 9 - HOA Board Meeting at

Quarterly Dues

Montreux HOA does not currently have

the ability to accept direct electronic payments, but most banks will allow yo

to automatically issue a check on a regular basis. Consider scheduling a

check payment of your \$270 quarterly

dues. Contact HOA Bookkeeper Blyth

Claeys at blythclaeys@yahoo.com for

July 4 - HAPPY BIRTHDAY AMERICA

July 14 - HOA Board Meeting at 7 p.m.

. August 11 - HOA Board Meeting at 7 p.m.

The HOA is currently taking action to have

trees exist that are in striking distance of owners' properti-Trees are identified by category for potential of risk if they 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 truck support small businesses in a fun way. He n arrangements, but there were problems with and one-by-one the events had to be cancel

Undeterred, Hamid set about planning for ot Party in September. Permits were obtained, arranged as a COVID precaution, and volun to help. Once again, the event had to be car concerns escalated.

Hamid is always an active participant at Boa open to the ideas and concerns of others. A circumstances have prevented us from gath please take an opportunity to thank Hamid fibring us together and make new residents fe

Thank You Hamid!

### Holiday Lights

The holiday lights at the entrance to Montrieux are a "bright spot" on these dark winter days. By the time the newsletter is published, our holiday light but not on! We were able to take advantage discount by having them installed in late Oz will be turned on closer to the holiday seaso

You can add even more cheer to our neight a few lights of your own. Happy Holidays to



### Government Affairs...

- Susan Glicksberg, HOA Director of Governr

   The City of Issaguah website is: http://dx.doi.org/10.1001/j.j.doi.org/10.1001/j.
  - The City of Issaquah website is: <a href="https://www.ntmanuncembers.html.html.

    The content of t
- Given that we just had an election, https://www.issaquahwa.gov/316/C
   In preparation for fall and winter had
- In preparation for fall and winter haz https://kingcounty.gov/depts/emerge
- You can also look up potential haza https://hazardready.org/seattle/en/? 122.1000289&loc=18047%20NW%

summer. We ar individuals who coursely was represented in individuals who coursely was represented in individuals who challenges. If anyone has a little time to help, please email hoa montreux@gmail.com

ime to notifications of new posts.
Check it out at Montreux-ho

the site so you can receive

The Montreux Newsletter is distributed 3-4 times yearly. In order to keep costs down, it is now being distributed el Copies are also available on the Montreux website.

Volunteer

The landscap

and other com

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.

#### Welcome >>>

In September, we welcomed David Lee and Suresh Karsan as Electrical Co-chairs. Electrical will now be a sub-committee under Jerry LillylPonds 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 multi-

### In this issue >>>

Message from HOA President 2021-2022 HOA Board

Meet the Board

In Concert with Nature Landscape Updates

Please and Thank You



MONTREUX In Concert with Nature

une 2021 Issue

Montreux-hoa.org

## Montreux

### Montreux Board

Officers President – Joyce Stewart Vice President – Connie Hanson

Treasurer – Frank Yandrasits Secretary – Donna Whitehead

Directors

CC&Rs – Carrie Blanton

Government Affairs – Susan Glicksberg Landscaping – Judy Norman

Social – Hamid Koohpai Waterfalls & Electrical – Josep Lilly

Waterfalls & Electrical – Jerry Lilly Committee Leads

Electrical – Newsletter – Lynn Mack, Joyce Stewart

Ponds & Stormwater – F. Yandrasits (acting Website Designer – Cristian Gal

Bookkeeper – Blyth Clacys



### 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 seam 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 waterfull, 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)

# Treasurer's Report





(Financial reports were emailed to Board members prior to the meeting). Please email <a href="mailto:hoa.montreux@gmail.com">hoa.montreux@gmail.com</a> if interested in reviewing the financial reports.



Homeowners' comments