

Montreux Homeowners' Association Meeting Minutes

Date: November 13, 2024 (7:00 p.m. – 8:25p.m.)

Venue: US Bank

Quorum: Five Board Members

Board Members Present

Joyce Stewart – President	Sanaz Imen – ACC and NGPE
Tiffany Evans – Vice President	Daniel Philipp – Treasurer
Susan Glicksberg – Governmental Affairs	Jerry Lilly – Waterfalls
Judy Norman – Landscape	
Donna Whitehead – Secretary	

Committee Chairs Present

Absent from Board

Cristian Gal – CC&Rs	Jan Rogers – Social
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Homeowners

Jim Shaw	Gene Philipp
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The Board meeting was called to order at 7:00 p.m.

Jerry Lilly made a motion to approve the October 16, 2024 minutes. Daniel Philipp seconded the motion. The motion was passed unanimously.

President's Report

During this season of gratitude, Joyce thanked Board and committee members for their volunteer leadership this past year.

Joyce provided a brief update regarding the formal complaint (homeowner to two neighbors) shared at the October meeting (nuisance by shining their outdoor landscaping lighting at our home). She shared the City's responses to her questions:

- Do the existing outdoor lantern lights at the entrance to every house need to be extinguished from 10pm – 6am? The City's response, "The short answer is no."

- Does a homeowner have to follow the "dark sky" ordinance by turning their outdoor patio lights off from 10 pm-6 am even if the homeowner received approval from the City prior to the adoption of the code? City's response- " They aren't required by the City to turn outdoor lights off from 10pm-6am for dark sky hours."
- "Existing lighting on single family homes does not need to comply with 18.610.050 (A) (9) or 18.601.070 Prohibited Outdoor Lighting, but any new lighting does."

Landscaping:

Judy Norman and Joyce Stewart will be reviewing proposals from landscape vendors in December. Plantscapes continues to struggle with leaf cleanup and having the equipment needed to remove piles.

ACC / NGPE Report

The ACC received fence and roof requests.

The following areas show where hazardous trees were removed in the NGPE areas:

- 3 Trees Removed and Stumps Ground on Village Park Drive and 2 Trees on Montreux Drive
- 11 Thin Logged Trees Snagged at the Top of Village Park Drive
- 18 Large Trees Snagged along Champéry, Lac Leman, and Mont Blanc
- 11 Large Trees Snagged along Newport Way (identified last winter but not included in the summer assessment)

CC&Rs

The majority of CC&R concerns have been resolved. Thank you to all the homeowners for the work they have done to maintain our neighborhood.

Government Affairs

Community Emergency Response Team – CERT training was Oct 8 – Nov 12 – one additional Montreux person was trained.

Issaquah Middle Housing Open House – it was confirmed that our HOA's CC&Rs stating lots are for single family homes only supersede the new legislation.

From City Planner

Trees on a homeowner's lot– Hazardous trees must be replaced at least 1:1 but possibly 1:2 if the tree density is low on a homeowner's lot. The future rule will be clarified as a one to one replacement in 2025.

Stormwater

Vegetation has been removed from all the lakes in October 2024, and all algae treatments have been completed for the year.

We continue to maintain the maintenance logs as required by the City of Issaquah.

Newsletter - Kay

The next newsletter will be sent prior to Thanksgiving.

Budget

To date, the only concern was the extra expense related to the big irrigation leak on Lac Leman.

Jerry Lilly motioned to approve the 2025 draft budget that the Board discussed in October 2024. Tiffany Evans seconded the motion. The motion was passed unanimously.

The draft budget will be sent to homeowners in two days in order to ratify at December 11, 2024, ratification meeting.

Treasurer's Report – Daniel

Financial reports were emailed to Board members prior to the meeting. Please email hoa.montreux@gmail.com if interested in reviewing the financial reports.

Montreux Community Wide Standards

The Montreux Community Wide Standards are draft principles designed to keep the neighborhood clean, well-maintained, and aesthetically pleasing.

The Board reviewed the suggested standards and annotated them where needed. The final version of the Standards will be discussed and approved by the Board at the January 2025 meeting.

Homeowner's Input

Homeowner, Jim Shaw, addressed the Board and provided additional materials related to his formal landscape lighting complaint with his neighbors. Joyce shared the City's responses to questions related to the ordinances. Board members provided additional interpretation of the new ordinances verses the old ones. Even though this is a neighbor to neighbors' issue, Joyce asked how she could help resolve the issue. Joyce committed to reaching out to both of Mr. Shaw's neighbors. Jim threatened legal action if the landscape lighting was not resolved according to his request and shared that his attorney likes to name many parties in a lawsuit.

The meeting adjourned at 8:25 p.m.

The budget ratification meeting is scheduled for December 11, 2024 at 7:00 p.m. at US Bank.

