

Montreux Homeowners' Association Meeting Minutes

Date: October 16, 2024 (7:00 p.m. – 8:00 p.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	Jan Rogers – Social

Committee Chairs Present

Absent from Board

Cristian Gal – CC&Rs	Donna Whitehead – Secretary
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Homeowners

Jay Willenberg	
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The Board meeting was called to order at 7:00 p.m.

Tiffany Evans made a motion to approve the September 11, 2024 minutes. Jan Rogers seconded the motion. The motion was passed unanimously.

Reserve Study Summary

Steve Bollich provided a summary of the reserve study. This year, the study included a site visit from the reserve consultants and the comprehensive study was completed September 11, 2024. The HOA will finish 2024 with the reserve funded at 91%, considered low risk. Steve highlighted the following recommendations made by the consultants:

- Increase future reserve contribution from \$45K to \$54K (20%)
- Will smooth out percent funded balance over future years
- Will ensure at least 67% funded even in years with big planned spend
- HOA Board defined 2025 reserve expenditures as follows:
 - Mulch & Grass Replacement – \$21K
 - Street Light Fixture Upgrade – \$21K

President's Report

Brief Summary of Formal Complaint-Neighbor (nuisance by shining their outdoor lighting at our home)

- “According to the City Planner, the new outdoor lighting law does NOT exempt individual HOA members and their parcels. However, the new law’s text does exempt lighting on HOA-owned property/land/common areas. Thus, the upward/skyward pointing lights on Village Park Drive NW are most likely exempt (FOR NOW). However, the HOA-mandated driveway lights of each HOA member’s parcel are subject to the law because that lighting is on individually-owned, private property parcels. i.e., the various member driveway lights are NOT EXEMPT. And, of course, any lighting the HOA “approves” on privately-owned land is subject to the new law. Therefore, this is to request that the HOA notify _____ that the HOA approval, if given by the HOA, of their outdoor lighting is subject to municipal code. Alternatively, their lighting is a “nuisance” under the old City lighting law. Either way, the HOA is obligated to address their lighting violations e.g., under the HOA’s compliance policy.

HOA’s Action to Date

- Contacted Issaquah City Planning Office regarding next steps and waiting for a response

Original Landscape Design in the Community

- Practice is to replace aging arborvitae on Village Park Drive where there is no forested area
- Protects homeowners’ privacy
- Because of hotter summers, will need to have soaker hoses under new plantings or continue to ask volunteers to water big sections of the trees in the summer (not sustainable)

The Board will continue current practice and suggested adding soaker hoses to areas with new plantings.

Tree Canopy Requirement

- Fulfilling the City of Issaquah’s tree canopy coverage requirements is a challenge for homeowners

Susan will work with the City to help homeowners with this challenge and report back at the next meeting.

Landscape Vendor Discussion

- Current vendor is struggling with raking beds, edging, pruning trees and shrubs, and picking up leaves
- Numerous reminders

Joyce will get proposals from 2-3 additional vendors.

Budget

Daniel Philipp, treasurer, presented a draft of the proposed 2025 budget. Board members will vote to approve the budget in November. Everyone was reminded that we are maintaining an aging community and had a very unexpected expense this year (due to vandalism of the two lower mailboxes on VPD, both had to be replaced and installed and the structure repaired/repainted).

Newsletter – Kay

Please send newsletter articles by November 1.

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.

There was no comment from the homeowner.

The meeting adjourned at 8:00 p.m.

The next meeting is schedule for November 13, 2024 at 7:00 p.m.