



HOA Board of Directors' Meeting – February 12, 2025

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
Cristian Gal	CC&Rs	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 1/8/2025 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) – Cristian Gal
- ☐ 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 the March meeting and adjourn

Homeowners' input

President's Report

Joyce Stewart



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

Landscape Contract

- Reached out to four contractors
- Completed site visits
- Created criteria and scored
- Met with regional manager three times on site
- Recommend hiring Eastside Landcare

Maintenance Standards and Solar Panel Language (next steps)

- Emailed to each Board for final review
- Will mail to homeowners with annual meeting invite and get input at the annual meeting
- Approval at the May meeting

President's Report

Joyce Stewart



Safety Issue

- Homeowner reported nearly being attacked by unleashed dog
- Wrote certified letter to homeowner who rents the house
- Homeowner responded immediately and addressed the issue with the renter

City Request

- Asking for Montreux HOA's support to install Automatic License Plate Readers at key access points throughout the City.

WUCIOA (Washington Uniform Common Interest Ownership Act)

- Regulates the creation, management, and termination of common interest communities in Washington State
- Have to comply with this Act by 2028
- Supersedes current governing documents
- Need to budget funds for 2026 to update our documents to be WUCIOA compliant



Judy Norman



Architectural Control Committee (ACC/NGPE) Report

Sanaz Imen



❑ Fence Installation Request

18101 NW Montreux Drive

Side yard fence was knocked down
due to the storm



Covenants, Conditions & Restrictions (CC&R) Report From August to February 11

Concern	Number of Homeowners' Contacted	Division/s	Result
Yard maintenance	6	1, 2, 3	Completed
Glass replacement	1	2	Resolved
Unleashed dog	1	2	Resolved
Lamp Posts	15 compared to 19-21 the last two years	1&2	Resolved
Roof	1	1	Unresolved but plan with the home-owner
Dead Trees	3	2	Resolved
Single Exterior Paint Color	1	2	Resolved
Substantial yard maintenance	3	1&3	Resolved and one needs to be checked

Newsletter

Kay Gosse



The newsletter is sent to homeowners in June, November, and March. Please send your articles to Kay by February 28.

Meet the board >>>

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



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 made arrangements, but there were problems with and one-by-one the events had to be cancelled.

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

Hamid is always an active participant at Board open to the ideas and concerns of others. All circumstances have prevented us from gathering please take an opportunity to thank Hamid for bringing us together and make new residents know

Thank You Hamid!

Holiday Lights

The holiday lights at the entrance to Montreux 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 October will be turned on closer to the holiday season

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

Government Affairs...

Susan Glicksberg, HOA Director of Government Affairs

- The City of Issaquah website is: <https://www.cityofissaquah.org/>
- You can sign up for notifications on and neighborhood news: <https://www.cityofissaquah.org/316/C>
- Given that we just had an election, I <https://www.kingcounty.gov/depts/emergency-preparedness-recovery/irrigation-heads-and-other-minor-challenges-if-anyone-has-a-little-time-to-help-please-email-hoa@montreux@gmail.com>
- You can also look up potential hazards <https://hazardready.org/seattle/en/122-1000289&loc=18047%20NW%20>

There is also a place to submit the site so you can receive notifications of new posts. Check it out at Montreux-hoa

Welcome >>>

In September, we welcomed David Lee and Suresh Kumar as Electrical Co-chairs. Electrical will now be a sub-committee under Jerry Lilly/Ponds 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 multifaceted this summer. In June, both the large and

In this issue >>>

Message from HOA President
2021-2022 HOA Board
Meet the Board
In Concert with Nature
Landscape Updates
Please and Thank You
Community News



June 2021 Issue

Montreux-hoa.org

Montreux newsletter

Montreux Board

Officers

President – Joyce Stewart
Vice President – Connie Hanson
Treasurer – Frank Yandrasits
Secretary – Donna Whitehead

Directors

AGC and NGPE – Jerry Mack
CC&Rs – Carrie Blanton
Government Affairs – Susan Glicksberg
Landscape – Judy Norman
Past President – Frank Yandrasits
Social – Hamid Koohpai

Waterfalls & Electrical – Jerry Lilly

Committee Leads

Electrical – Lynn Mack, Joyce Stewart
Ponds & Stormwater – F. Yandrasits (acting)
Website Designer – Kristian Gal
Bookkeeper – Blyth Clays



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 learn 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 waterfall, 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)

NGPE Report

Montreux is surrounded by a Native Growth Protection Easement (NGPE). As owners, we are obligated to leave trees and other vegetation undisturbed within the NGPE unless approved by the City of Issaquah. The Montreux HOA works with the city to obtain approval of any needed work in this area. About every three (3) years, the HOA contracts a certified arborist to assess the areas of the NGPE where trees exist that are in striking distance of owners' properties. Trees are identified by category for potential risk if they were to fall from such things as windstorms or decay. Depending on the level of risk, the HOA then contracts with a company to remove the potential risk within the time period recommended by the certified arborist.

The most recent assessment was completed in early May. The HOA is currently taking action to have the high risk trees removed of by mid-summer.

If any homeowner would like a copy of this assessment, please send a request to hoa@montreux@gmail.com



Calendar of Events >>>

- May 31 - June 5 Fountains Shut Down for Pressure Cleaning
- June 9 - HOA Board Meeting at 7 p.m.
- July 4 - HAPPY BIRTHDAY AMERICA
- July 14 - HOA Board Meeting at 7 p.m.
- August 11 - HOA Board Meeting at 7 p.m.

Quarterly Dues

Montreux HOA does not currently have the ability to accept direct electronic payments, but most banks will allow you to automatically issue a check on a regular basis. Consider scheduling a check payment of your \$270 quarterly dues. Contact HOA Bookkeeper Blyth Clays at blthclays@yahoo.com for more information.

Volunteer

The landscape volunteers to help and other comm summer. We are individuals who are responsible for irrigation heads and other minor challenges. If anyone has a little time to help, please email hoa@montreux@gmail.com

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

We are looking for stories for our Montreux newsletter. Do you have questions for our Board? Are you aware of any major acts of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts, or ideas.

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