

## Montreux Homeowners' Association Meeting Minutes

**Date:** June 9, 2025 (7-7:56 pm)

**Venue:** Zoom

**Quorum:** Five Board Members (Eight Board Members Present)

### Board Members Present

Tiffany Evans – President	Daniel Philipp – Treasurer
Joyce Stewart – Past President	Qi Li – ACC and NGPE
Carrie Blanton-Social	Jerry Lilly – Waterfalls
Susan Lee – Secretary	Judy Norman-Landscape

### Committee Chairs Present

Suresh Kumar-Lighting	
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### Absent from Board

Richard Searce- Governmental Affairs	Cristain Gal- CC&R's
Susan Glicksberg- Governmental Affairs	

### Neighbors Present

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Meeting called to order at 7:00 pm.

Joyce Stewart moved to approve the May 14, 2025, minutes and Carrie Blanton seconded the motion. The motion passed unanimously.

**President's Report-** Tiffany Evans-

Tiffany has been in contact with the Issaquah Police Department as they have been exploring the deployment of Flock License plate reader (LPR) cameras to enhance public

safety. Tiffany has been in communication with President of the Lakemont Homeowners' Association. Montreux Board members have many questions and concerns. Tiffany will gather more information, and the proposal will be discussed at the next meeting.

#### **Past President's Report- Joyce Stewart**

- Joyce discussed the solar panel standards that were created per the request of some homeowners and Board members. Carrie Blanton made a motion to approve the Board Resolution adopting the solar energy policy and Joyce Stewart seconded it. The motion to adopt the solar energy policy was unanimously approved. The approved maintenance and energy standards will be mailed to the homeowners within the next couple weeks.
- Joyce requested that we thank and be respectful of the vendors that are working so hard to keep Montreux looking good.
- Joyce updated everyone on the Champéry NGPE issue involving trees diseased with root rot that are located on the sloped area adjacent to Champéry. A permit will be requested to clear the entire area versus pulling a few of the sickest trees out. It is difficult to find a company to do the work due to the terrain. Joyce stressed the importance of getting this work completed as soon as the City approves the permit. We want this work done before the strong November winds. The NGPE has been deeded to the HOA. The cost should incurred by the HOA and was not included in the 2025 budget but the arborist report was issued after the budget process.
- The job of the CCR Board member would be made easier if there were more people to assist in observing the community, and Joyce suggested Board members divide the community into sections and voluntarily monitor these areas for adherence to the CCR standards. Cristian, on behalf of the Board, would email the residents. Individual Board members volunteered to help Cristian.

#### **Landscape Report - Judy Norman**

Judy shared the new landscape vendor has improved the curb appeal and shared pictures. She said the mulching, tree replacement, and strips on Montreux Drive are being completed according to the plan in the 2025 Reserve Study.

#### **Stormwater Report- Carrie Blanton**

Debris was removed from Lake E, H, and F the last week of May to improve the water quality. This cleaning is scheduled twice a year.

#### **Waterfalls Report-Jerry Lilly**

Jerry said everything looks good. The sensor indicating a leak was adjusted so that it wouldn't shut down so quickly for a very small amount of water. He said the waterfalls were **pressure washed** by Enrique Rodriguez on June 4th and they even did the weeding, so the "weeding party" scheduled for June 21<sup>st</sup> is cancelled and will be rescheduled in July as the weeds will return by then.

**Electrical Report-** Suresh Kumar

Suresh discussed that the lights a couple years ago were sealed with epoxy to prevent condensation from getting in the lights and having them "short out". There are still 25-30 that are not sealed yet, but that is planned for next month. The gaskets sometimes wear out and this could be an easy way to prevent leaks as well. There have also been some new tree lights added along Village Park Drive.

**ACC/NPGE Report-** QI Li

QI shared his information regarding number of requests for different categories and indicated it has been "quiet". Joyce Stewart indicated that a homeowner has not followed through with repairing his roof after having been requested to do so over a year ago, so it was suggested that a monthly fine be started in July.

**Social Report-** Carrie Blanton

There is no specific date set for the annual party, but it will be at a slightly different time this year. A specific date will be shared soon.

**Treasurer's Report-** Daniel Phillip

**The financials were sent out to board members to review prior to the meeting. There were no questions.**

**Newsletter-** Kay Gosse

Requests for articles were requested to be sent to Kay Gosse by June 13.

-The meeting was adjourned at 7:56 PM