

Montreux Homeowners' Association Meeting Minutes

Date: October 8, 2025 (7:06-8:34 pm)

Venue: US Bank, 4851 Lakemont Blvd.SE, Bellevue (zoom option available)

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
Richard Searce-Vice President	
Susan Lee – Secretary	
Jerry Lilly-Waterfalls	
Carrie Blanton-Social	

Committee Chairs Present

Arash Golchbian-Irrigation	

Absent from Board

Judy Norman- Landscape	Cristain Gal- CC&R's
Susan Glicksberg- Governmental Affairs	

Homeowners' Present

Meeting called to order at 7:06 PM.

Jerry Lilly moved to approve the September 10th, 2025, minutes and Daniel Philipp seconded the motion. The minutes were passed unanimously.

President's Report- Tiffany Evans

No committee reports will be reviewed this month to have a focused discussion on three topics. The first will be the Air BNB issue, the second will be the new budget, and the third will be the RFP for the use of a Property Management company for the HOA.

Air BNB issue

The Association discussed short-term rentals with counsel, and the input provided is being kept confidential as attorney-client privileged.

Budget

Budget proposals for 2026 were reviewed by the board members. A committee will continue to work on the budget over the next several weeks. Because of the increase of costs, needs, the NGPE challenge, and aging community, the Board will be discussing the possibilities of increasing dues in 2026. Budget information will be sent to homeowners in the next several weeks.

Property Management RFP

There was discussion by the Board and a general consensus that the hiring of a Property Management Company to do specific tasks should be researched. Tiffany will follow up with this and it will be discussed at the next meeting. The collection of fees, following up with homeowners' questions, enforcement of CCRs, and providing a secure web portal for the Association were mentioned as needs.

The meeting was adjourned at 8:34 PM.