



HOA Annual General Meeting – January 14, 2026

President's Report

Tiffiny Evans



1. Air BNB Rules Follow-up discussion

Rule / Covenant Topic	Objective of Rule or Covenant	Court-Resilient Drafting Approach (Post-Chiwawa)	Legal Risk Level	Authority Required	Outside Counsel Comments / Recommendations
Community Amendment Limiting or Prohibiting Short-Term Leasing	Clarify permissible use and preserve residential character consistent with CC&Rs.	Amend CC&Rs prospectively to define 'Short-Term Rental' (e.g., less than 30 days). Apply only to future leases; justify on safety, parking, and nuisance mitigation grounds. Avoid retroactive impact.	Low	100% HOA Membership Vote required. One of the holdings in Chiwawa (later confirmed by Twin Owners Assn') was amending to add use restrictions to an HOA declaration, like a rental restriction, requires 90% consent of Owners plus the consent of each particularly affected Owner.	Highest Enforceability. This is the only method that guarantees long-term compliance under Chiwawa (where the original CC&Rs were silent). The prospective application is critical to mitigate legal challenges regarding interference with vested property rights and claims that the Board is attempting to circumvent the amendment process by creating new covenants by rule instead of by obtaining an owner vote to amend the CCRs.
Mandatory Registration of All Leases (Long-Term and Short-Term)	Maintain accurate records of all occupants for safety, emergency response, and community accountability.	Require all property owners to register tenant information with HOA before occupancy (contact info, lease dates). Apply uniformly to all rentals.	Low	HOA Board Rule (administrative & safety authority under RCW 64.38.020(11)).	Highly Defensible. This is a legitimate exercise of the Board's fiduciary duty regarding safety, emergency response, and community accountability. Applying it uniformly to all leases (short and long-term) ensures it is an administrative safety measure, not a rule solely targeting STRs.

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Rule / Covenant Topic	Objective of Rule or Covenant	Court-Resilient Drafting Approach (Post-Chiawa)	Legal Risk Level	Authority Required	Outside Counsel Comments / Recommendations
Administrative Fee & 24-Hour Advance Registration for Short-Term Rentals	Ensure oversight of high-turnover rentals and cost recovery for administrative processing.	Require each short-term rental to register at least 24 hours prior to occupancy and pay a reasonable administrative fee reflecting actual administrative costs. Define 'short-term' as ≤ 30 days.	Moderate	HOA Board Rule (authorized under RCW 64.38.020(11) & 64.90.405(3)).	Conditional Enforceability. The fee must be reasonable and directly correlate to the actual administrative costs (processing, compliance checks, etc.). It cannot be a revenue-generating tool or a punitive tax. Define the costs explicitly in the accompanying resolution. You may also consider applying this to all rentals and labeling it as a change in occupancy fee rather than a fee for STRs.
Fair-Value / Market-Rate Leasing Requirement	Deter misuse of property for quasi-hotel or below-market transient occupancy inconsistent with residential purpose.	Avoid dictating pricing. Instead, prohibit leasing 'for the purpose of evading HOA rules or operating property for transient lodging inconsistent with residential character.'	High	67% HOA Membership Vote if adopted, or omit.	Recommendation: Omit. Although the revised language is better, courts are highly skeptical of HOAs attempting to dictate property owners' economic terms. Focus regulatory efforts on the effects (noise, parking, use of amenities), which are far easier to regulate and enforce as Board rules.
Parking Restrictions for Tenants and Guests	Maintain emergency access, safety, and neighborhood aesthetics.	Apply uniformly: 'All occupants and guests must use driveways or designated spaces; on-street parking may be limited for safety or emergency access.'	Low	HOA Board Rule (community conduct / safety).	Standard & Enforceable. This is a core function of the Board's authority to regulate common areas and ensure safety/access. Publish the rule clearly and ensure it applies equally to all occupants and guests, regardless of lease length. You just want to ensure that you are only placing restrictions on private streets that are under the jurisdiction of the Association and not the City or County. Section 6.7 provides that the Developer was intending to dedicate all rights of way on the face of the Plat to the applicable governmental entity. Further research into this issue would be required to determine whether or not the Developer actually did dedicate all rights of way.

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Rule / Covenant Topic	Objective of Rule or Covenant	Court-Resilient Drafting Approach (Post-Chiawa)	Legal Risk Level	Authority Required	Outside Counsel Comments / Recommendations
Graduated Fines for Repeated Violations	Encourage compliance through fair, transparent, and proportionate enforcement.	Adopt published fine schedule with notice, hearing, and appeal rights under RCW 64.38.020(13). Document violations and outcomes for audit.	Low	HOA Board Rule (rule enforcement under RCW 64.38.020(11)).	Standard & Enforceable. Compliance requires strict adherence to the due process requirements of RCW 64.38.020(13) (notice, right to a hearing, etc.). Ensure fines are proportionate and escalating.
Temporary Suspension of Leasing Privileges for Chronic Violators	Enforce sustained compliance while avoiding deprivation of ownership rights.	Replace permanent bans with requirement for Corrective Action Plan; allow suspension of amenity privileges until compliance achieved.	High	HOA Board Rule, but consider 100% Amendment if suspension of leasing rights is explicit. Again this would be a restriction on use requiring a higher level of amendment approval.	Recommendation: Only suspend amenity privileges. Suspension of the right to lease the unit is high-risk, as it challenges a fundamental right of ownership. Limiting the action to suspension of non-essential amenity privileges (e.g., pool, clubhouse) until compliance is achieved is a much safer, more defensible use of Board authority.

Past President's Report

Joyce Stewart



Champery NGPE Project Completed December 2025

- 56 trees were snagged and 255 saplings planted
- Arborist's cost for assessment and permitting=\$1250, City meeting with arborist and Board members-\$200, Snagging=\$25,920.50, cost of three different required species of saplings= \$386.60, cost of planting saplings=\$3860.50
- \$5000 bond required that includes periodic inspections from the City over the next five years to make sure the saplings thrived
- Total-\$36,617.60

Level One NGPE Assessment Completed and Trees Snagged

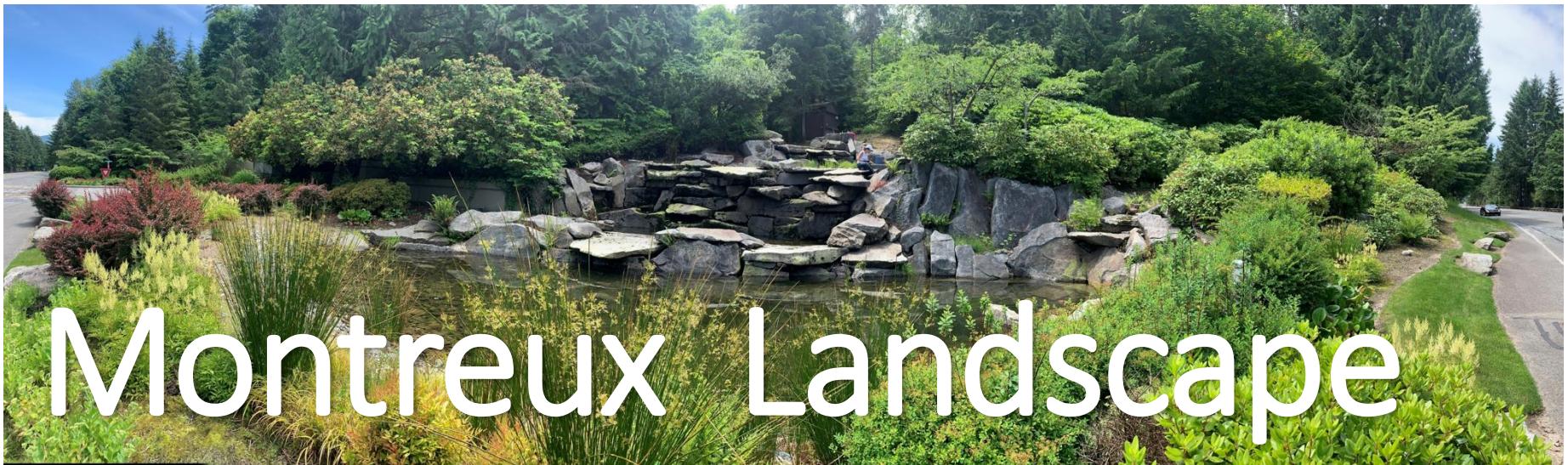
- 16 trees snagged throughout the NGPE=\$10,588 plus arborist cost for Level 1 assessment=\$2450
- Total-\$13,038

Management Company RFP Responses

- Received responses from four companies
- Service tiers
- Small committee reviewed
- One is willing to provide CC&R's service only

Lakes

- Reminded of the importance of keeping the lakes cleaned and maintained during the flooding season



Judy Norman



Landscape Report

Judy Norman



Secretary's Report

Susan Lee



No report this month

Landscape Report

Judy Norman



No report this month

Irrigation Report

Judy Norman/Arash Golchubian



No report this month

Waterfalls

Jerry Lilly

The 15 HP pump for the large falls died at 11 AM on October 11 after only 13 years of service. WE Electric verified that the pump seals failed and the motor was flooded. It must be replaced, this time with a brand new pump.

Quote #1: ABS for \$24K
Quote #2: WILO for \$47K (\$29K)
Quote #3: TSURUMI for \$?

(quotes exclude tax, shipping, and installation, which could amount to an additional \$8K to \$10K)



Montreux Waterfalls

January 14, 2026 HOA Board Meeting

Before the new pump is installed, we need to remove and discard the existing pump & mounting hardware and pressure wash the wet well and install the new pump mounting system.

The new pump support mechanism includes a gasket at the pump discharge and elbow inlet shown here. The gasket fitting is expected to be more efficient and slightly increase water flow.

Pump delivery is 7 to 8 weeks



Montreux Waterfalls

Ja

Hello Jake,

Reiner Pumps Systems, Inc. is pleased to offer the below equipment. Please let me know if you have any questions or concerns.

LINE	DESCRIPTION	QTY	UNIT COST	TOTAL
01	SULZER Submersible Sewage Pump Model XFP 155G CB2.5, PE 110/6, 230V, 3phase, 15hp, 1180RPM, 2-Vane CB Evo Impeller, 49' Cable Length, WET PIT PUMP	1	\$	-
02	Lifting Accessories: - 6" GRA w/ Integral Elbow, HD - Hardware Kit, 316SS (Guide Bracket to Pump) - Upper Guide Rail Bracket, 316SS - Stainless Steel Cable Support Grips 0.75-0.99" - 15' Stainless Steel Grab Link Assembly, 1900 lb capacity	1	\$	-
03	Warranty: - Standard 5-year Pro-Rated Warranty; %100 Parts/Labor for 36 months, %80 for months 36-48, %60 for months 48-60	1	\$	-

NOTES:

- 1) The price quoted reflects the most recent impacts from U.S. Tariffs as of June, 1st 2025
- 2) Lead Time: 7-8 Weeks after order receipt, subject to change depending on factory demand and other factors
- 3) Sales Tax of 0.0% applied
- 4) Freight is FOB Warehouse Seattle WA 98134

SUBTOTAL	\$ 24,150.00
SHIPPING ESTIMATE	\$ -
TAX RATE	0.0%
TOTAL TAX	\$ -
Quote Total	\$ 24,150.00

Montreux Waterfalls

I would also like to install a flow meter for the large falls. The flow meter would allow for continuous monitoring of the velocity of water through the main pipe to the upper falls. Our present monitoring system measures pump motor current (amps), water level, air temperature, and water consumption (refill gallons). A flow meter would provide direct measure of how much water is flowing through the pipe. This can be used to detect future pump problems that might otherwise go unnoticed. Flow meter would connect directly to the existing Sensaphone system. (\$3,895 + inst.)

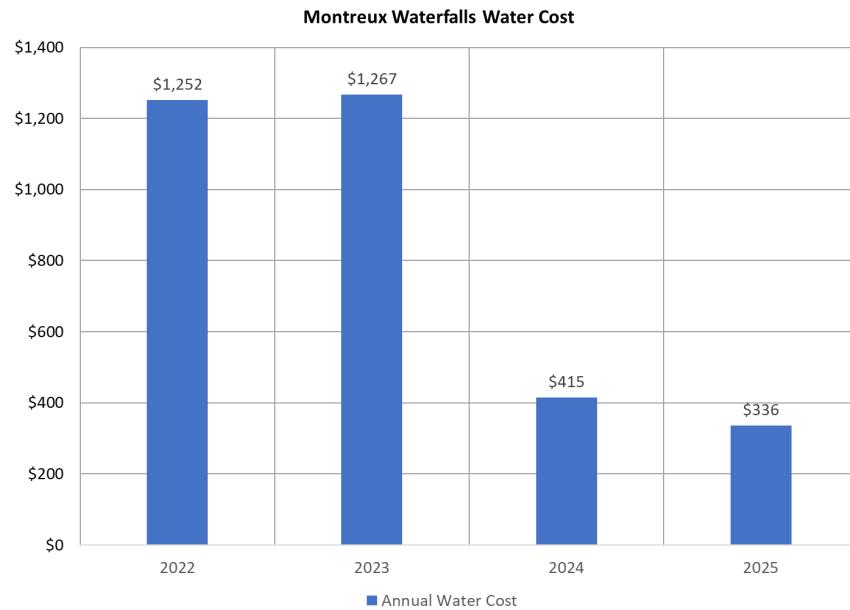


Montreux Waterfalls

Small Falls is still working fine.

Water consumption for both falls from January 1 through December 31 was 238,619 gallons compared to 320,832 gallons for 2024. This is a 26% reduction from the previous year, due to the 15 HP pump being OFF since 10/11/25

Total cost of electricity for 2025 was \$12,812 which averages \$1,067/month



Lighting Report

Suresh Kumar



No report this month

Architectural Control Committee (ACC/NGPE) Report

Qi Li



No report this month



Covenants, Conditions & Restrictions (CC&R) Report

Cristian Gal

Concern since last HOA meeting	Number of Homeowners' Contacted	Resolved as of 1/1/26
Yard maintenance	2	1
Lamp Posts	0	-
Garbage bins	1	0

Details on Google Drive / CC&R / Complaint Log

Governmental Affairs

Susan Glicksberg

- **Are You Ready? Emergency Kit & Sip**
Thursday, February 5, 2026
<https://www.issaquahwa.gov//Calendar.aspx?EID=14327>
- **King County Basic Disaster Skills Training**
Wednesday, January 28, 2026
<https://www.issaquahwa.gov//Calendar.aspx?EID=14320>



Help Issaquah grow even stronger by
sharing your perspective.

The Issaquah Social Connection Action Group, made up of nonprofits, neighborhood organizations and the City of Issaquah, is gathering insight on how residents feel about social connection. Take this brief, anonymous survey to help shape programs to strengthen community ties.

Residents ages 13 and older are encouraged to participate.

thank you!

<https://bit.ly/4phKZJl>



Social Report

Carrie Blanton



No report this month

Ponds & Stormwater

Carrie Blanton



No report this month

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.



Thank you for attending!

Additional Questions/Comments? Please email the Board at hoa.montreux@gmail.com