



HOA Annual General Meeting – January 14, 2026

President's Report

Tiffany 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-Chiwawa)	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-Chiwawa)	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



Champerty 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



Persistent mole activity has created significant challenges along the upper section of Village Park Drive. The area has been professionally treated.



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

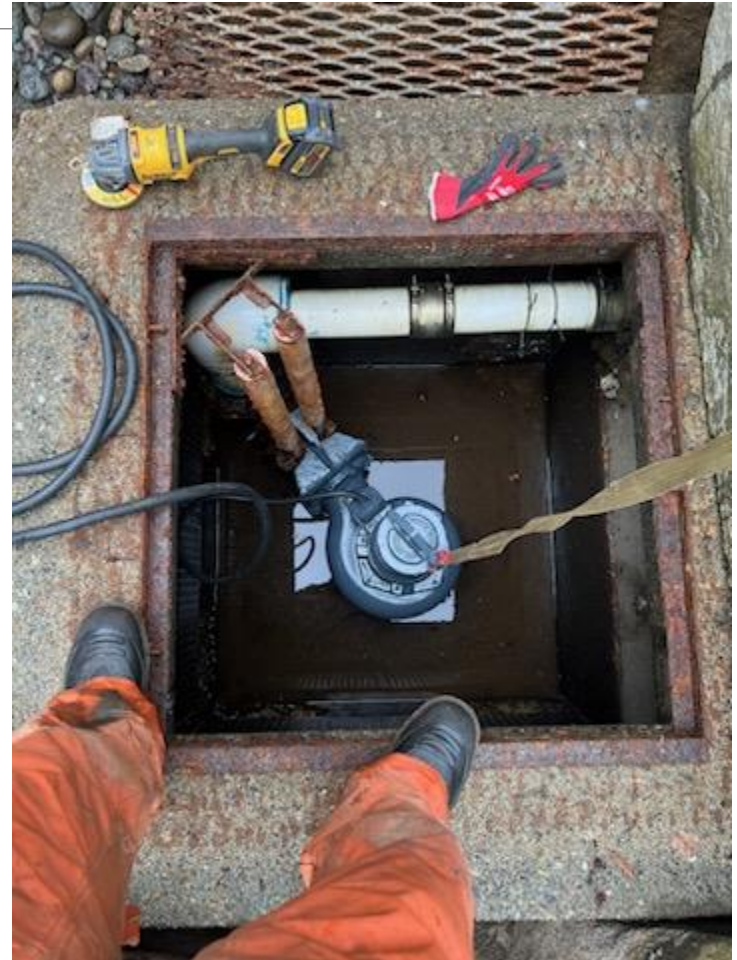
Waterfalls

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

January 14, 2026 HOA Board Meeting
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	<u>Lifting Accessories:</u> - 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	<u>Warranty:</u> - 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.)

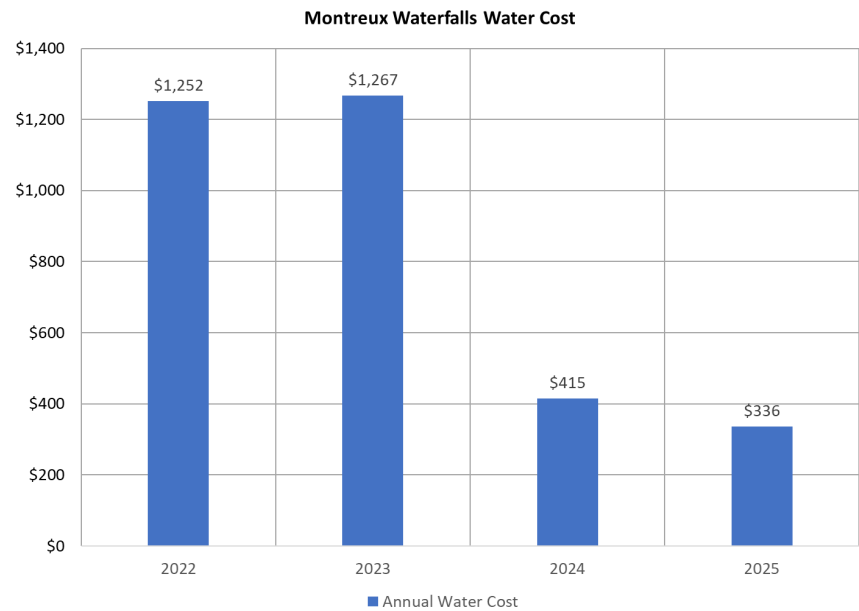


Montreux Waterfalls

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.

Newsletter

Kay Gosse

No newsletter this month

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 trucks to support small businesses in a fun way. He made arrangements, but there were problems with the 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.

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

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 lights will be turned on. We were able to take advantage of a discount by having them installed in late October.

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

Government Affairs...

Susan Glicksberg, HOA Director of Government Affairs

- The City of Issaquah website is: <https://www.ci.issaquah.wa.us/>
- You can sign up for notifications on the city website: <https://www.ci.issaquah.wa.us/316/CityNotif>
- Given that we just had an election, the City website has a link to the election results: <https://www.ci.issaquah.wa.us/316/CityNotif>
- In preparation for fall and winter hazards, 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.org

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




MONTREUX
In Concert with Nature

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

ACC 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 –
Newsletter – Lynn Mack, Joyce Stewart
Ponds & Stormwater – F. Yandrasits (acting)
Website Designer – Gristan 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-at-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 by mid-summer.

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



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 blythclays@yahoo.com for more information.

Volunteer

The landscape volunteers to help and other community members. We are individuals who can help with replacing irrigation heads and other minor challenges. If anyone has a little time to help, please email hoa@montreux.org

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 random acts of kindness by Montreux residents? Please contact Lynn Mack or Joyce Stewart with your questions, thoughts, or ideas.



Thank you for attending!

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