

***Minutes will be approved at the 2026 Annual Meeting.**

Montreux Homeowners' Association Annual General Meeting Minutes

Date: April 9, 2025

Venue: Lewis Park

Attendees: 36 Proxies/ 35 homeowners attended in person (from 29 homes)

President's Report-Joyce Stewart

- Joyce welcomed homeowners and took a moment to thank Blyth Claeys, Montreux's bookkeeper, for the care she provides to the entire Montreux community. Next, Joyce asked all Board members, who currently serve or have in the past, to stand. She thanked them for their service.
- The purpose and outcomes of the meeting were presented. The purpose of the annual meeting is to report on the current and future Montreux Board and committee work based on the reserve study, five-year maintenance plan, and ongoing operational needs. The outcomes of the meeting included homeowners hearing 2024 work accomplishments, the nomination and election of 2025-26 Board members and officers, approval of committee chairs, learning future work, and hearing from Montreux homeowners.
- Ryan Heiberg motioned to approve the April 10, 2024, annual meeting minutes and Arash Golchubian seconded the motion. There was no discussion, and the motion passed unanimously.
- Three key topics were presented during Joyce's report.

Bomb Cyclone

- Impacted Mont Blanc, Champery, and mid-lower Village Park Drive
- Resulted in \$45,000 of debris clean up and snagging of dozens of trees

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

Vandalism of Mailboxes

- One entire box stolen and another had the master lock torched
- Added motion lights and dummy cameras

Introduction of New Homeowners on the 2025-26 Ballot

Richard Searce, Susan Lee, and Qi Li introduced themselves and shared why they wanted to serve on the Board. Joyce invited others from the floor to share if they wanted to run for a specific position. Kathy Searce shared she was interested in running for the landscape chair position. Homeowners voted and Blyth Claeys collected the ballots.

Approval of 2025-26 Committee Chairs

- Electrical-Suresh Kumar and David Lee
- Irrigation-Arash Golchubian
- Newsletter-Kay Gosse
- Ponds and Stormwater-Carrie Blanton
- Website-Cristian Gal

A motion was made by Jerry Lilly to approve the 2025-26 Committee Chairs. It was seconded by Terry Morse. There was no discussion, and the motion passed unanimously.

Landscape Report-Joyce Stewart for Judy Norman

The goal of the landscape team was to improve the aesthetic curb appeal on Village Park Drive.

- Significant irrigation leaks were fixed by the new vendor resulting in significant savings.
- The street curbs on Village Park Drive were cleaned.
- The mailboxes and small monuments were cleaned.
- Volunteers replaced bushes on Village Park Drive and watered new arborvitae throughout the summer.
- Old arborvitae were replaced.
- The Board approved hiring Eastside Landcare as new landscaping vendor.
- Handyman's team completed the holiday lights with no issues. They were more expensive, and the cost was \$1,000 less.

The plans for summer of 2025 include:

- Mulching the entire community
- Replacing aging bushes and trees
- Replanting street strips as funds allow
- Supporting new landscape vendor
- Working closely with the irrigation contractor

Waterfalls-Jerry Lilly

- Both falls were pressure washed on July 12, 2024.
- Jerry Lilly removed the horsetail weeds from the large falls on August 25, 2024.
- Floating debris was removed from the wet well screen on Sept. 11, 2024.
- Last year (2024), the falls consumed only 320,832 gallons of water, compared to an average of 868,951 gallons the previous 4 years.
- Annual water consumption is down 67% this year compared to 2023. It appears the leak in the large pond has somehow fixed itself.
- Water use is greatest during the summer months with long days and less rain.

- When rainfall is low, water usage increases-unless the pumps are off due to failure (November 11, 2022 to February 15, 2023, and July 25 to October 19, 2023).
- Power consumption at the falls in 2024 has increased 96% over 2023 because the pumps were down for repair for about 5 months during 2023.
- The cost of electricity includes lights around the falls and the monuments.
- The monthly cost while pumps are running was about \$900 in 2022 but about \$1100 in 2024.
- The pump serving the large waterfall is starting to act up again after the freeze in February.

Lights on Village Park Drive-Suresh Kumar

- Vendor has been doing ongoing maintenance of lights
- Next step is to add epoxy to the remaining set of lights

Covenants, Conditions and Restrictions-Cristian Gal

Concern	Number of Homeowners Contacted	Division/s	Result
Yard maintenance	6	1, 2, 3	Completed
Glass replacement	1	2	Resolved
Unleased dog	1	2	Resolved
Lamp Posts	15 compared to 19-21 the last two years	1&2	Resolved
Roof (Have a plan with the homeowner)	1	1	Unresolved
Dead Trees	3	2	Resolved
Single Exterior Paint Color	1	2	Resolved
Substantial yard maintenance	4 One needs to be checked, and one follow up	1&3	2 Resolved
Holiday Lights	1	1	Unresolved

Stormwater Ponds-Carrie Blanton Removed Debris

- April 12, 2024-Lake E
- April 24, 2024-Lake F
- April 25, 2024-Lake H
- October 31, 2024 (Fall Cleaning for all the lakes)

Governmental Affairs-Susan Glicksberg

- Responsible to pay attention to events/changes that affect Montreux and act as liaison for our community to the City of Issaquah and surrounding governmental entities.
- Two entities border our community-City of Bellevue and Unincorporated King County
- Work with Issaquah Police
- Work with Issaquah Community
- Emergency Response Team (CERT)
- Work with Issaquah City staff and City Council
- Work, as needed, with City of Bellevue and King County Council
- Community Emergency Response Team – CERT Training Fall 2024 (2 Montreux residents trained)

Attended an Issaquah Middle Housing Open House on Oct 22, 2024 (HB 1110 and HB 1337)

- It was confirmed that our HOA's CCRs stating lots are for single family homes only supersede the new legislation.

Trees

- Held discussion with Daniel Martinez (Issaquah City Planner) to clarify tree replacement requirements. Hazard trees must be replaced at least 1:1 but possibly 1:2 if the tree density is low on a lot. This helped two homeowners get clarification on replacement planting.
- Future rule will be clarified to be 1:1 replacement (2025).
- Contacted by Minnie Dhaliwal, Community Planning & Development Director, regarding tree requirement plans.
- Met with Zach Hall, Issaquah City Council member, and a few affected residents April 7th to visit two lots with hazard tree removals.

Crime

- City of Issaquah requested Montreux HOA's support to install Automatic License Plate Readers at key access points throughout the City.
- Spoke with Officer Alex Helm, the new Community Officer.
- Coordinated with Lakemont HOA and participated in a virtual meeting with Bellevue Police (South Precinct) to discuss crime in Lakemont. The rock throwing incidents (8+) have

ceased, and the Overlook Apartments are installing cameras (March), one overlooking Village Park Drive, to deter further incidents.

- For crime data see the Issaquah Police Dashboard:
<https://pd21.communitydashboard.info/Issaquah>

Future Work

- Review new tree codes for clarity and reasonableness and provide input to the City.
- Public meetings starting tonight and go through July 7th (dates subject to change).
- Meet with all CERT trained residents to start to organize.
- Publicize future training: spring is full and fall is the next option.
- Invite Issaquah Police Community Officer to a summer social event to give us safety tips to prevent crime.

Social-Jan Rogers

- Summer Social-August 12 at 4:30 at home of Jan Rogers (30 people attended)
- Annual Fall Social-September 7 at 4:30 p.m. at Newport Hills Swim and Tennis Club
- 155 adults and 40 children attended

ACC/NGPE-Sanaz Imen

Category	No. of Homeowners Requests	Division
Exterior painting	8	1 & 2 & 3 & 4
Roof Related	4	1 & 2 & 3
Fencing	3	1 & 2
Tree removal	4	1 & 2
Landscape Work	-	-
AC/Heat Pump	2	1
Remodel	3	2

New Construction	-	-
NGPE	6	1 & 2 & 4
Total Requests	30	

- Forty-five trees removed prior to the bomb cyclone
- Fifty trees had to be snagged (one of those removed from a roof)

One very large tree had to be removed in the Montreux Drive NGPE are (not related to the storm)



Champery NGPE area is concerning and we have contacted the City of Issaquah for guidance.

Newsletter-Kay Gosse

- A newsletter or community email was sent to homeowners in June, November, and March.

Treasurer’s Report-Daniel Philipp

- Please email hoa.montreux@gmail.com if interested in reviewing the financial reports.

2025-26 Board and Officers

Blyth Claeys tallied the results, and Joyce shared the names of the new Board of Directors:

- Tiffany Evans (President), Richard Searce (Vice President), Susan Lee (Secretary), Qi Li (ACC/NGPE), Cristian Gal (CC&Rs), Judy Norman, (Landscape), Susan Glicksberg (Governmental Affairs), Carrie Blanton (Social), and Jerry Lilly (Waterfalls)

Introduction of 2025-26 Board President and Summary of Meeting (Tiffany Evans)

Goal for 2024-25- Improved Aesthetic Attractiveness in the Montreux Community

- Landscaping-removed and replanted trees and bushes, cut back encroaching blackberry bushes, cleaned streets and curbs, transitioned to an irrigation vendor, and hired a new landscape vendor
- Waterfalls-monitored and maintained the “neighborhood landmark” that evokes a sense of community pride
- CC&Rs/ACC/NGPE/Lights-worked to ensure a safe and harmonious living environment
- Detention Ponds-managed to prevent flooding in our community
- Social-fostered a sense of belonging with adults and children
- Governmental Affairs-partnered with local jurisdiction in service of Montreux homeowners
- Newsletter-kept homeowners updated with “need to know” information
- Budget-managed within the 2024 budget plan and enhanced community

The Results

- A desirable community
- Increased home values

Maintenance and Solar Panel Standards

- Homeowners were given the opportunity to provide input.

The meeting was adjourned at 8:20 pm.