

Montreux Homeowners Association Meeting Minutes

Date: 9th September 2020, 7pm – 8:49pm

Venue: Zoom meeting

Attendees from Board:

Frank Yandrasits (President)	Jay Willenberg (Treasurer)
Susan Glicksberg (Government Affairs)	Peter Roppo (NGPE)
Ryan Heiberg (CC&Rs)	Ali Mills (Social Chair)
Jerry Lilly – Ponds, Waterfalls, Electrical	Donna Whitehead (Secretary)
Cristian Gal – Website	Joyce Stewart (Landscaping)

Homeowners attending:

Carrie Blanton	
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Absent

Lynn Mack - Newsletter	Jerry Mack - ACC
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CC&Rs – Carrie Blanton / Ryan Heiburg

Carrie joined the meeting in order to discuss potentially taking over the CC&Rs Board position. September will be a transition month between the outgoing Member (Ryan Heiburg) and the incoming member (Carrie Blanton)

Secretary – Donna Whitehead

Apologies for being late in getting the minutes finalized. They'll be sent to the website owner (Cristian Gal) asap.

August meeting minutes were approved (Frank proposed, Jerry seconded).

Social – Ali Mills

Ali Mills is moving out of the neighborhood and will therefore be standing down as social chair. Ali has committed to completing the Montreux directory and completing a detailed handover on executing the annual Block Party before she leaves the Board. No social news given the situation with COVID-19.

Treasurer – Jay Willenberg

See August 2020 balance sheet.

Summary: similar position to this time last year. Slightly ahead due to not having a Block Party this year.

Q: Do we need to start preparing a budget for 2021?

A: Yes, we can start thinking about it. It needs to be approved by the homeowners in the AGM, usually held around April.

Action: Jay to send the 2017 reserve study to current Board members in order to prepare for 2021 budget planning.

Landscaping- Judy Norman (see attached Landscape Report)

Trying to make sure we address homeowners comments in a timely manner.

Gone through several steps to accomplish the idea of a memorial bench for former Board member John Bryon. Bench designs have been submitted and funds are being collected.

Joyce has been removing moss from many rocks around the waterfalls and lakes. Thanks go to Joyce for all her work.

Trees have been trimmed in four common areas. Arbor Vitae have been removed and aiming to do some planting in March.

Ditch: City of Issaquah have been very cooperative to try to help us avoid needing a permit and get moving on the project during the warmer, dryer weather.

Irrigation – an ongoing project for Montreux. An irrigation line that was broken due to a “For Sale” sign. The owners of the sign have agreed to cover the cost.

Lakes and Ponds – Frank Yandrasits (see attached Lakes report)

Motion to separate the ponds from the “Ponds & Waterfalls” position and create a new role titled “Ponds and Stormwater System”. Frank will serve in acting role for now. Motioned was approved.

Lakes were treated by a specialist company as part of usual maintenance.

The drainage pipe between lakes has been clogged, so as part of a general effort to maintain the stormwater and drainage system, we will get it cleared.

Discussion will be held on who pays the cost of the electricity for the fountains given that they are also helpful for stormwater and drainage for the community.

Jay noted that lights need to be repaired on some of the lakes.

Waterfalls – Jerry Lilly (see attached Waterfalls report)

Joyce and Jerry have completed a lot of physical work (weeding, cleaning, removing debris) in order to clean up the waterfalls. While the work has greatly improved the water feature, the water is still soapy and makes the water dirty. The soap also ends up in Lake Sammamish.

Jerry is proposing we get a security system for the waterfall to try to save money from all the clean up operations needed from soaping etc. 2 contractors (out of 3 contacted) have submitted proposals. Bids are close in price. Also proposing a fine and a reward system for any vandalism to the waterfalls. Board discussion ensued and further consideration will be taken before proposing an action.

The large falls are still losing a lot of water. However, because we have low-cost water, it currently doesn't make financial sense to spend money on finding and fixing the leak.

Architectural Controls Committee (ACC) – Jerry Mack

Jerry was on vacation and did not attend the meeting.

Covenants, Conditions and Restrictions (CC&Rs) – Ryan Heiberg

Supports the transition of this Board role to Carrie Blanton.

Native Growth Protection - Peter Roppo

Poor internet connection. Report will be sent via email.

Newsletter – Lynn Mack / Joyce Stewart

Please send any stories to Lynn for inclusion in the next newsletter.

Government affairs - Susan Glicksburg

Susan attended an Issaquah City Council meeting on Policing and can share details with anyone interested.

Website – Cristian Gal

Currently there are no plans to move to any other platforms for the website.

Most information on the website has been refreshed and updated.

Other issues raised:

Homeowner complaint: *"HOA's conspiracy to retain bullfrog habitat"*.

Motion to convene an Executive Session was approved. Discussed the issues raised and agreed a response.

HOA email account and protocol

Agreed to use hoa.montreux@gmail.com as the primary email contact for Board business to homeowners. This will be publicized wherever possible and copied whenever possible when using other personal account for Board business.

Suggest that other existing email accounts are forwarded to hoa.montreux@gmail.com and auto-replies are set up in order to minimize any confusion over which address to use.

Next meeting: October 14th, 2020