

Montreux Homeowners Association Meeting Minutes

Date: 9th June 2021, 7:00 p.m. – 8:15 p.m.

Venue: Zoom meeting

Attendees from Board:

Joyce Stewart - President	Frank Yandrasits Treasurer and Ponds & Stormwater
Jerry Mack - ACC + NGPE	Hamid Koohpai – Social Chair
Jerry Lilly – Waterfalls, Electrical	Donna Whitehead - Secretary
Lynn Mack - Newsletter	Joyce Stewart – Vice President
Susan Glicksberg - Government Affairs	Judy Norman – Landscaping
	Cristian Gal – Website

Absent

Carrie Blanton - CCR&Rs Connie Hanson – Vice President	
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Homeowners

Richard Labrecque - homeowner	Jay Willenburg – former Treasurer
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General reminder of Board meeting logistics

Reminder that we are recording the Board meeting and we retain this month and the previous two months of recordings.

Quorum achieved at this June 2021 meeting.

Secretary – Donna Whitehead

May 2021 meeting minutes were reviewed. Jerry Lily motioned to approve the minutes and Judy Norman seconded the motion. The motion was passed and the minutes are approved.

President’s Report – Joyce Stewart

The President gave a general “thank you” to all volunteers (including the Board members) for all the work that has been accomplished in the last month (and beyond).

Propose that in the July meeting we do “deep dives” into specific topics, including:

- Proclamation 20-51 update
- Bullfrogs
- Code of Ethics
- Reserve study
- Strengthening Board level committees / position for Chair for electrical
- Gift a Tree

ACTION: Joyce invited emails to propose which topics we deep dive on in the next meeting.

Short updates:

Isola house – the owners contacted Joyce and are working on the issues.

Ditch at Oberland – thank you to Richard Labreque and family for their help in cleaning it up the ditch area on Oberland.

Moss on sidewalks – no update has been received from the City of Issaquah.

Treasurer – Frank Yandrasits

Prior to the meeting, Frank shared the P&L, Expenses and Treasurer’s Report with the Board for their review.

The Treasurer’s report was reviewed.

NGPE continues to be a potential high cost area.

Legal expenses have gone over the projected amount.

2021 Reserve Study – the final report was received on June 4th, 2021, and Frank will forward the detail report to the Board.

A summary of the report will be shared with homeowners once the Board has had a chance to review.

As the Treasurer position has transferred to Frank, he is continuing to sort through historical paperwork including insurance policies, yearly accounts, financial audits, etc.

Landscaping – Judy Norman

Street Tree committee:

Selected the company Arborwell for pruning work. Most of the work has been completed on Lac Leman and will proceed onto Village Park Drive once they receive permits from the City of Issaquah.

Replanting the trees that were removed will be the next step.

Irrigation:

Report and update on irrigation repairs and controls.

Arbor Vitae:

Judy has been watering some of the newly planted trees to keep them alive. Welcome volunteers to "adopt" an arbor vitae and water them.

Lynn suggested sending a note to the homeowners near the arbor vitae to ask them to consider watering them. Joyce has done this with some homeowners, but other trees are planted where there are no homes nearby.

ACTION: If you're interested in adopting an arbor vitae, let Judy know and she will allocate some trees to you.

Waterfalls and Electrical – Jerry Lilly

Electrical

Monument lights next to the waterfall have been replaced with LED bulbs.

Jerry obtained the streetlight fixture warranty and submitted a claim to the manufacturer. He is waiting for a response.

Jerry did an audit of all the photocells. One appears to be missing and another is not working. All photocells should be checked before confirming failed light fixtures.

Waterfalls:

The waterfall timers have been faulty and currently the waterfalls are running constantly. New timers have been ordered.

April and May have been the lowest rainfall months in decades and therefore we used a lot more water than last year. Our water usage is significantly increasing.

We still have a leak in the large falls, but the cost to repair the leak is much larger than the cost of the leak. Eventually this will have to be tackled but right now it's not cost effective.

Waterfall cleanup: the large and small falls were pressure washed over two days, and then sludge from the bottom of the pools was removed. As part of this operation, Jerry thinks he has found the location of the leak.

ACTION: Jerry will try to find a new sign posted at the waterfall.

Thank you to Jerry for all the work on the waterfall – it looks beautiful!

Jerry has documented all the needs of the electrical committee and has begun to do the same for the waterfall committee.

Architectural Controls Committee (ACC) – Jerry Mack

Update on the requests that have been received from homeowners.

Native Growth Protection – Jerry Mack

Update on the 2021 Tree assessment: Jerry Mack and Frank are working together on the next steps after receiving the 2021 Assessment. They are creating a prioritized work program to take care of the high-risk trees and then the moderate risk trees.

Also, planning on creating a log of NGPE trees that are removed / snagged to have a better record keeping situation.

Thanks to Jerry for all the work he's done on this.

Covenants, Conditions and Restrictions (CC&Rs) – Carrie Blanton & Connie Hanson

Report on homeowners who have been contacted about CC&Rs and why. Homeowners that have been contacted have responded positively.

Government Affairs – Susan Glicksberg

City of Issaquah has requirements around bringing food trucks into the neighborhood that mean that the plan isn't viable.

We can communicate about food trucks in other neighborhoods to Montreux.

ACTION: Susan will draft an update to the neighborhood and Joyce will send it out.

Social – Hameed Koohpai

A new welcome package of materials has been designed.

The Board decided to hold a 2021 Block Party on September 18.

Stormwater and Ponds – Frank Yandrasits

We have maintenance fountain repair activity on all three lakes.

There was a complaint from about the noise level on a lake from a homeowner.

- Bullfrogs are an invasive species and we've received a demand from a homeowner on removing them. The Board's response to a homeowner's demand last August:

Bullfrogs were not introduced by the Montreux HOA. The Board does not have a policy of protecting this species. The Board is not aware of any law requiring homeowners or homeowners' associations to actively eradicate this species.

Frank recommends that the Board discuss this topic in depth in July.

Newsletter – Lynn Mack

The newsletter was sent out and homeowners responded positively.

The next issue is due to be sent November 2021.

Website Report – Cristian Gal

Cristian volunteered the community One Drive for all document and record storage for Chairperson positions and portfolios.

Homeowner Questions:

Jay Willenberg and two other homeowners have volunteered to be the Electric Chair. Jay shared his reasons why he is qualified to be chair.

Another homeowner was unable to stay till the end of the meeting and so will email their questions.

Next meeting: July 14th, 2021. We currently aim for this to be a face to face meeting and Joyce will keep us updated on the venue.

Meeting adjourned: 8:15 p.m.

