

Montreux Homeowners' Association 2022 Annual General Meeting Minutes

Provisional notes for review purposes only – not approved yet

Date: March 9, 2022, 7–8:05 p.m.

Venue: Zoom meeting

Attendees: 50 registered / 33 attended

Attendees from Board:

Joyce Stewart - President	Connie Hanson – Vice President and CC&Rs
Jerry Lilly – Waterfalls, Electrical	Donna Whitehead - Secretary
Susan Glicksberg - Government Affairs	Judy Norman – Landscaping (absent)
Cristian Gal – Website	Frank Yandrasits -Treasurer and Ponds & Stormwater
Suresh Kumar – Co-Chair of Electrical	Hamid Koohpai – Social Chair (absent)
David Lee – Co-chair of Electrical	Jerry Mack - ACC + NGPE
Lynn Mack – Newsletter	Carrie Blanton - CC&Rs

1. Landscaping – Report by Joyce Stewart for Judy Norman

Effects of the drought: We planted 103 arborvitae in Spring of 2021. Drought occurred and so we replanted 71 of them by the end of October 2021. We are working on getting the sprinkler systems adjusted so the arborvitae receive more water this summer.

The drought also impacted the grassy common areas.

Some landscape committee achievements:

- Over 100 yards of mulch were blown into the common areas.
- We weeded the waterfall areas.
- Two volunteers cleaned all the Montreux mailboxes.
- We pruned over 200 trees on village Park Drive, Montreux Drive and Lac Lemman.
- Gift-A-Tree program has started with 4 trees planted.

Montreux irrigation system is old and needs constant maintenance. Water costs can also be high unless carefully monitored. In 2021, water usage was at a 20-year low due to less water as a result of repairs made during the fall of 2020.

Street Trees: We are addressing long term street tree concerns through a phased five year plan based on recommendations in the arborist report from 2020.

Spring / Summer plans: Refreshed Alpen Glow Place and other commons areas with mulching and weeding. Continue to plant trees along Village Park Drive.

2. Waterfall & Electricals – Jerry Lilly

2021 achievements:

Falls were cleaned and pressure washed in June.

We have found the source of the water leak, but at this time won't be repairing it as the cost of repairing it is much more than the cost of the leak.

Plans for 2022:

Repair the light on the upper falls.

Continue to monitor water consumption and electrical costs.

Pressure wash the falls in June.

3. Electrical – Suresh Kumar / David Lee

The HOA maintains the lights below the trees. Many have failed and the warranty has expired.

A short-term solution: we will fix the lights that don't currently work with replacement parts we receive for free from the manufacturers.

Long term: we are investigating ways to provide a permanent solution for the lights, including experimenting with different materials to prevent the roots/water from entering the light casings.

4. Architectural Control Committee (ACC) - Jerry Mack

Any work on Montreux homes requires approval from the HOA before work starts. The ACC has worked on issues including exterior painting, installing air conditioners or heat pumps, tree removals, and landscape work.

The Exterior Alteration Request form is available to fill in and submit via the HOA website and we recommend all homeowners use this facility when working on their homes.

Two new homes will be built on Isola Place and we have been working closely with the builders to make sure the homes meet all Montreux ACC requirements.

5. Native Growth Protection (NGPE) – Jerry Mack

The following main points were highlighted in the presentation:

- HOA responsible for NGPE perimeter abutting homes
- Arborist assessment of NGPE was completed
- Over 100 trees identified for some level of risk to homeowners' property
- Trees were marked to monitor condition and identify necessary action based on level of risk
- HOA signed contract with SavATree/Arborwell in 2021
- Removed/snagged high risk trees plus ongoing assessment and follow-up
- Documentation will ensure better consistency and tracking
- Next step is to develop work program for next category of (moderate) risk trees

6. Covenant, Conditions & Restrictions (CCR's) – Carrie Blanton

We work to keep homes and homeowners in accordance with our Montreux CC&Rs, including garbage bins and parked vehicles.

7. Social - Hamid Koohpai

Many social activities had to be curtailed due to COVID restrictions.

We created welcome packets for new homeowners including local area information and a personal note.

8. Newsletter - Lynn Mack

Lynn Mack is stepping down from creating the newsletter, which is issued 3 times per year.

9. Government affairs – Susan Glicksberg

Shared multiple resources for Issaquah and Washington residents.

10. Treasurer's report – Frank Yandrasits

Summarized our financial performance for 2021 for projected versus actual costs for line items.

Reserve Study: Montreux is required by law to have a long-term reserve study and is a long term financial planning tool, not a maintenance plan. The Reserve Fund is currently under funded by 14% (this is considered low risk for special assessment). We will update the Reserve Study in 2022.

Montreux HOA Quarterly Dues: Dues for the proposed 2022 budget remain at \$270 per quarter, but we will very likely recommend a dues increase for 2023.

2022 Budget Summary was discussed. There were no objections to the proposed budget and is now officially considered ratified.

Questions from homeowners:

Q: Are there any plans for grassed areas that were affected by drought?

A: Any major expenses (e.g. irrigation repairs) would come out of the Reserve Fund.

Q: Can we cut the budget in any place rather than increasing the homeowners' dues?

A: We consider the current budget to be high risk now, with little room for unexpected expenses. We haven't decided to implement a dues increase, it's only a consideration at this time. A low margin budget increases the risk for a special assessment.

Q: We have an increase in the legal expenses – will this be re-occurring?

A: We hope not but we don't have control over that.

Q: The Board has adopted a code of conduct: can we be assured that the Board will follow it?

A: Yes.

Q: Can we please continue to be transparent on the Treasury Reports and share these with homeowners?

A: Yes, any homeowner can see them as required by law.

11. Board of Directors Ballot – Joyce Stewart

The preliminary ballot was presented in the meeting and also will be sent via mail.

Please return your ballot as we need a 20% quorum to legally create a Board.

The results will be announced in the April Board meeting.