



Montreux Homeowners' Association Annual General Meeting Minutes

Date: April 12, 2023 7–8:13 p.m.

Venue: Lewis Park Visitor Center

Attendees: 46 proxies/ 33 homeowners attended in person (from 26 homes)

President's Report-Joyce Stewart

- Joyce welcomed homeowners and thanked Larry Crews, Hamid Koohpai, and Jan Rogers for their service to the Montreux Board and community. She took a moment to honor and remember Myrt Nelson, who passed away three weeks ago. Myrt chaired the landscape committee for many years. Joyce described current/outgoing Board members and Myrt with the following quote by Margaret Mead, “Never doubt that a small group of thoughtful, committed individuals can change the world.”
- Next, the purpose and outcomes of the meeting were reviewed. The purpose of the 2023 annual meeting was to report current and future Montreux Board and committee work based on the reserve study, five-year maintenance plan, and ongoing operational needs. The outcomes were to hear 2022-23 work accomplishments, nominate and elect Board members and officers, approve committee chairs, learn future work, and hear from Montreux homeowners.
- Judy Norman moved to approve the March 9, 2022 Montreux Homeowners' annual meeting minutes. Jerry Lilly seconded the motion. There was no discussion and the motion passed unanimously. After the motion passed, a homeowner (Richard L) said the answer to the following question in last year's meeting was contradictory 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.
- Key communication with City of Issaquah during the past year was highlighted. The Board received communication in July that stated a permit at the cost of \$3300 each time the Association did work in the NGPE areas would be required. Several Board members/homeowners met with the Issaquah Mayor to resolve the challenge and were told the City wants the Association to continue caring for the ponds/common areas like they have for the past decades. Susan Glicksberg spent hours reviewing public records and found only one HOA violation (noise complaint on Lake E). The Association hired a

land use attorney who recommended a five year maintenance plan with a one-time permit of \$3300. The plan has been submitted to the land use attorney for submission to the City.

- Landscapes proposed a 9% and then a 5% raise. The Board agreed to a 3% raise. They had not collected a 3% raise in 2022. Formal meetings are scheduled every two months.
- Election of officers was held. Joyce reminded everyone that she checked to see if two homeowners from the same property could serve on the Board. Many states do not allow this but Washington Statutes do not prohibit it. At the February 8, 2023 meeting, Directors voted to appoint Joyce Stewart to serve Jan Rogers' (president/past president) unexpired term. Joyce asked for nominations for the remaining Board positions from the floor and there were none. The following volunteers were elected to the 2023-24 Board of Directors: Don Thomas-Vice President, Donna Whitehead-Secretary, Al Dimakis-Treasurer, Sanaz Imen-ACC and NGPE, Mona Khanuja-CC&Rs, Judy Norman-Landscape, Jerry Lilly-Waterfalls, Susan Glicksberg-Governmental Affairs, and Rachel Dimakis-Social.
- Michael Rogers moved to approve chairs/co-chairs of the Board committees. Richard Labrecque seconded the motion. There was no discussion and the following homeowners were approved unanimously: Electrical (co-chairs)-Suresh Kumar and David Lee, Irrigation-Warren Hansen, Newsletter-Kay Gosse, Ponds and Stormwater-Carrie Blanton, and Website-Cristian Gal.
- Larry Crews was traveling so Joyce Stewart gave the treasurer's report. The 2021 Montreux HOA Financial Audit was performed by Newman Certified Public Accountants. A clean audit opinion was issued. A couple recommendations were made and the previous treasurer shared those with the Board and the bookkeeper was working to implement them, as needed. The CPA recommended continuing the following practices of having Board members review and approve invoices to validate the work was performed, having an independent bookkeeper pay invoices, preparing financial statements and bank reconciliation with final review by the HOA treasurer, and Board members reviewing monthly financials. A 2022 reserve study was completed. The Board followed the State budget ratification process timeline and communicated with homeowners by explaining and showing current reality and future Montreux needs before increasing dues. The budget was ratified in December prior to 2023's first quarter. The Board made a contribution to the reserve fund and the ending balance can be requested by emailing the Board (it was shared at the annual meeting).

Landscape Report-Judy Norman

- Volunteers cleared weeds and ivy in many of the common areas on Village Park Drive, Lakes entrances, and the waterfalls. In addition, they watered the six *Gift a Trees*. Arborvitae on VPD were trimmed. Eighteen trees were planted on Village Park Drive and two on Montreux Drive. The landscape committee is recruiting volunteers to water the new trees during the summer of 2023.

- Warren Hansen shared irrigation zones and water usage. Warren reminded attendees 2022 was officially the driest summer on record for Seattle (National Weather Service). He is looking for volunteers to assist with irrigation needs.
- Future work includes maintaining the common areas, weeding, watering all new trees, replacing aging bushes and trees, enhancing flower beds, clearing and fixing sprinkler heads, and continuing consistent communication with Plantscapes.

Waterfalls Report-Jerry Lilly

- Jerry Lilly reported pressure washing the falls was skipped during 2022 to save money. Granular algaecide was used to minimize algae growth. New signs were placed next to each falls to discourage vandalism. Several volunteers weeded the area around the falls during three weekends in July. The 2022 expenses for the waterfalls were shared. Next steps include pressure washing falls in May/June, adding granular algaecide as required, weeding the falls and surrounding area, and monitoring pumps and water consumption.

Electrical Report-Suresh Kumar

- The status of the light fixtures on VPD was highlighted:
 - Lights on VPD West – 36
 - Lights on VPD East – 43
 - Total – 79
 - Updated **36** Light Fixtures in Concrete Enclosures with Rocks
 - All Photocell Sensors are working
 - All Monument Lights are working
 - Remaining Fixtures that need to be updated – **43**

Suresh shared the following work was completed: cleaned fixtures of grime, soil, emptied any water condensation, replaced holders and brackets with new ones, sealed inside and outside with silicone caulk, removed conduit cap at the bottom and sealed with silicone caulk, cleaned the lens and installed new gasket with silicone gel, light fixtures were enclosed in a 16x16x8 concrete block-positioned fixture 1/2“ - 1” above concrete block, and filled with rocks.

Suresh ended his report by stating the work that had been done by the waterfalls. A team worked to install 12 flood lights (six around the main monument (East), trees and foliage, six around the monument next to waterfall, trees and foliage, installed two waterfall spotlights, one pointing at the lower east waterfall and one pointing at the lower main waterfall, and installed one new spotlight pointing at trees and foliage on the west side of the main waterfall.

ACC/NGPE Report-Al Dimakis

- AI reported homeowners' requests related to ACC. He shared he reviewed and approved initial plans for the two new homes on Isola Place. A mitigation agreement was reached on a violation of City and HOA rules related to tree removal from lot 33 without permit. The builder asked for variances on roofing and siding materials. The framing of the house on lot 32 is near completion. Construction of house on lot 33 has been delayed.

Category	Number of Homeowners Requests	Division
Exterior Painting	11	I, II, III
Roof Related	4	I, II
Fencing	3	II
Tree Removals (on owner property)	16	I, II, III
Landscape Work	7	I, II
Exterior Devices (air conditioners/heat pumps/generators)	5	I, II
Exterior Remodel	2	II, III
New Construction (lots 32 and 33)	N/A	I

For the NGPE portion of the presentation, AI highlighted the following work:

- Clarified policy on NGPE hazardous tree removal with input from legal counsel
- Developed an equitable and transparent process for removing high-risk trees from the NGPE grounds using reserve funds
- Next NGPE tree assessment and removal of high-risk trees is scheduled for 2024

- Worked with homeowners of two listed properties in divisions I and IV to clean the NGPE area abutting their properties prior to closure
- Assisted homeowners in Divisions III and II with repairs of a broken NGPE fence and removing fallen NGPE tree near the property line, respectively
- Working with homeowner in Division I to protect trees and stormwater pipe outflow from damage due to beaver activity
- Homeowner requests for rim lot maintenance (Div I) and pruning of NGPE trees encroaching private property (Div II) awaiting City approvals

CC&Rs Report-Mona Khanuja

- Mona reported the number of homeowners contacted regarding CC&R's violations:

Concern	Number of Homeowners' Contacted	Division
Yard maintenance	21	All
Lamp Posts	19	All
Removal of tarp on HOA fence	1	1
Dirty swimming pool	1	1
Removal of plastic flowers	1	1
Vans parked for extended time	2	2 and 3
Trees encroaching over arborvitae	2	2

Social Report-Hamid Koohpai

During the 2022-23 year, the social committee worked to strengthen a sense of community in Montreux. Six welcome packets were mailed to new homeowners that included a personal note from the president. A community garage sale was held in July but only 19 homeowners participated. Because of lack of attendance, the community garage sale will no longer take place. For the first time, two summer backyard socials were hosted by two homeowners. One hundred adults and thirty children attended the fall community gathering. Finally, a book club has been launched and between 7-9 individuals are participating.

Stormwater-Carrie Blanton

Pro Vac used a camera on storm pipes between the ponds and determined there was no blockage. Future lake maintenance will be included in the City's five-year maintenance plan.

Newsletter-Kay Gosse

The newsletter was sent to homeowners in June, November, and March.

Governmental Affairs-Susan Glicksberg

Susan shared her responsibility 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 (Bellevue, King County).

The 2022-23 accomplishments were highlighted. The HOA hosted Issaquah Mayor Mary Lou Pauly and Councilmember Barb de Michele in August. Homeowners asked why the entirety of Village Park Drive was not paved. The response was repaving is tentatively scheduled within next 5 years. Residents had questions about safety and street lighting. Many resources/contacts were shared for various topics (domestic violence, mental health, substance abuse, mediation services, block watch, abandoned vehicles, illegal parking, residential speeding, identity theft, vehicle issues, and Paws on Patrol).

Susan worked with City and HOA attorney to come to agreement on maintenance of the NGPE lakes and other NGPE areas critical to the storm water system. The Lakes capture storm run off from above our community and eventually drains into Lake Sammamish. The lakes needs to be maintained to ensure storm water moves through our community without impediment. If storm water is impeded, flooding can occur and did in the recent past.

Changes will be happening along Newport Way. A landslide mitigation will take place Fall of 2023 (three weeks closure) on Newport Way. The hillside will be graded and a retaining wall will be built. Sometime in 2024-29, the WSDOT Fish Passage Project will result in intermittent closures of Newport way between Lakemont Blvd and Village Park Drive. A new round about will be built at Orchard Driveway. From 2025-27, a utility project between NW Village Park Dr. and SE 54th will result in single lane closures (water, sewer and sediment ponds). In 2026, local corridors will be improved for bicycles, pedestrians, and vehicles from SE 54th to SR900 resulting in single lane closures. During the second quarter of 2023, King County Precipice Trailhead on Newport Way will provide a 25 car parking lot resulting in intermittent single lane closures and no access to trailhead. This next year, Milano, a new private development just west

of new round about next to retirement community, will be constructed. Finally, pavement and concrete work on NW Village Park Drive will take place 2025-28.

Future work includes continuing to work with the City of Issaquah, coordinating with the City of Bellevue and King County, recruiting and attending Community Emergency Response Team (CERT) Training so our community can be prepared to perform emergency functions immediately following a disaster. Susan invited homeowners to sign up for the Fall 2023 CERT Training.

Joyce ended the meeting by sharing how a humble homeowner on Alpen Glow works to keep our community a desirable place to live.

The following questions were asked by homeowners:

Q-Will the budget continue to be ratified in December?

A-Yes. The budget should be ratified before the new quarter begins.

Q-I have a concern about the maintenance of rental houses in our community.

A-Even if the homes are rentals, the homeowners have to follow the CC&Rs. Board members have been in communication with rentals that are not in compliance.

Q-What are the implications of the new zoning bill in the legislature?

A-We will have to wait until we learn the specific language/requirements.

Q-What are some volunteer opportunities?

A-We will email homeowners when we have specific needs but irrigation and landscaping always need volunteers.

Comment-The sidewalk maintenance (cracks) continue to be a concern.

Response-We have sent 44 pictures, emailed the City Council members, and continue to advocate to have the sidewalks repaired.

The meeting was adjourned at 8:13 p.m.