

**MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES**

Location: Fall City Library (33415 SE 42nd Pl, Fall City, WA 98024)
July 26, 2016

Approved

In Attendance:

Eric Baker, Treasurer

Debbie Weaver, Community Association Manager

Tom Bartlett was excused.

Homeowners in attendance: None

Call to Order: 7:05 P.M.

Quorum: None

Board Minutes Approval: Tabled as there was no quorum.

Financial Report: The board reviewed the June 30th financial reports and signed community association checks in payment of community expenses.

Community Landscape Update:

- Tract Q Maintenance behind fence: Debbie spoke with Josh of Rich's Landscape Services regarding improved cleanup of Tract Q. Rich's will perform an overall clean up in exchange for pruning in other common areas to catch up. Once the cleanup is completed \$3K will be spent to install bark to assist with keeping the weeds down.
- Soccer Park Divot: Debbie will order Rich's to fill the soccer park divots.
- Street Trees: Davey Tree Service will be consulted for a more durable type of tree than those currently planted along the community streets.

Other Maintenance:

- House Painting Recommendations: A letter will be sent to the community in November reminding Owners that the community exceeds twelve years of age and that homes are in need of painting.
- Park Benches & Tables have been sanded, repaired and stained to add life.
- Mailbox Repair:
 - A pedestal was recently replaced as a result of it leaning as it was hit at one time. A generic pedestal may be obtained but the mailbox kiosks themselves are no longer being manufactured. The current style has been replaced with a new style.
 - Large Parcel Mailboxes Need Repair: An Owner reported that her cul-de-sac's large parcel mailbox was not staying closed and is in need of repair. Debbie will arrange for the entire communities large parcel boxes to be inspected as they probably never have been.

ACC Requests:

- a. Caldwell 27524 S.E. 30th – Front Door Replacement: More information is required for the screen
- b. Baker 3020 277th – House Paint
- c. Dutt 3037 278th – House Paint
- d.

Old Business:

- **Solar Guidelines-** Eric continues to work with the Montaine Architectural Committee to establish community guidelines so that the ACC will have benchmark guidelines from which to consult going forward when requests to install solar panels are received.

New Business:

- Eric proposed a National Night Out program for the community emphasizing security in the community. A committee to institute such as program would be needed.

Adjournment: There being no further business, the informational meeting adjourned at 7:55P.M.

The Montaine at Aldarra HOA Board meets on the fourth Tuesday of each month at the Fall City Library at 7:00P.M. – Log on to the community website: www.montaineataldarra.com for confirmation and more information.