

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
August 28, 2012

In Attendance:

Nathan Rau, President
Amir Molavi, Treasurer
Marcus Phelps-Munson', Secretary
Michael Smith, Director
Debbie Weaver, Community Mgr.

Homeowners: Ken Johnson and Eric Baker were in attendance.

Location: Starbucks, (Klahani Village Shopping Center, Sammamish)

Call to Order: 7:00 P.M.

Approval of Minutes: Amir made a motion, (2nd by Nathan) which was unanimously approved to accept the 7/19/12 Board meeting minutes as read.

Reserve Study Update: The Board reviewed the recently completed reserve study prepared by Association Reserves. Component items were reviewed for their inclusion. The Board found several component replacement costs to be rather high since the Board has already obtained maintenance and replacement estimates already. Debbie will relay this information to Association Reserves for their update of the figures. The Board would like to have this report in its' final form in time for the Annual Homeowners' Assoc. meeting in October.

Parking Rules: The Board was provided a draft copy of the HOA's attorney parking rules as written by the HOA's attorney, Brett Wiese. Nathan made additional suggestions and forwarded them to the Board for further review at the next meeting.

Financial Report: The July 31st financial reports were reviewed and Board members signed association payables checks. Payment to Association Reserves will be withheld until the Reserve Study report is completed. Landscape and irrigation water expenses were reviewed in detail.

Delinquencies were reviewed and the Board decided they would give those Owners who have not yet paid their annual dues, until Sept. 15th to pay after which time liens will be placed on the homes.

Landscape Committee Report: Ken Johnson reported that the Landscape Committee met on Aug. 15th and overall the committee continues to be pleased with the landscape work being performed by Rich's Landscaping.

Bike Path & Sidewalk: Ken also provided a report that the City of Sammamish plans to install a new bike path and sidewalk on the south side of S.E. Duthie Hill Road from Montaine to the county park. The committee is continuing to look into and learn more

about this project as it could mean additional cars parking in the Montaine development. Additional information will be communicated to the Board as the committee learns more.

New Business:

Montaine Website Email Contacts: The Board requested that committee and Board contact options be set up on the Montaine website. Best Management will set them up.

Annual Homeowners' Meeting: The annual meeting is tentatively scheduled for Thursday, Oct. 24th at 7 P.M.

Adjournment: There being no further business, the meeting adjourned at 8:00 P.M.

The next Board meeting date and time has been set for Tuesday, Sept. 18, 2012 at the Starbucks store in the Klahanie Shopping Center.