

# MONTAINE at ALDARRA HOMEOWNERS' ASSOC.

## BOARD MEETING MINUTES

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

September 27, 2016

### **In Attendance:**

Eric Baker, Treasurer

Debbie Weaver, Community Association Manager

Tom Bartlett was excused.

Homeowners in attendance: None

**Call to Order:** 7:20 P.M.

**Quorum:** None

**Board Minutes Approval:** The meeting minutes of July 25, 2016 were approved (there was no August meeting).

**Financial Report:** The board reviewed the August 31st financial reports and signed community association checks in payment of community expenses.

**Annual General Membership Meeting:** This year's meeting will be held in early November. Debbie will schedule the school for this event as we seem to get larger attendance.

### **Community Landscape Update:**

- Tract Q Maintenance: Debbie is displeased with Rich Landscaping's failure to clean up Tract Q by ensuring weeds are kept back and bushes are pruned per several discussions with Josh, (Rich's Rep.). The reviewed plan was to complete clean up including weed killing and pruning of bushes, then lay bark but Debbie's recent inspection shows that Rich's has failed to meet the plan and bark will not be laid until next Spring as there's additional clean up to be performed. Rich's contract comes up for renewal on May 1, 2017. The landscape contract will be put to bid prior to this date.
- Street Trees: Davey Tree Service has been contacted for an inspection of the Montaine street trees. A more durable type of tree than those currently planted along the community streets is desired. This project is pending Davey Tree availability for inspection.

### **Other Maintenance:**

- Large Parcel Box Mailbox Kiosk Repairs – all large parcel boxes were inspected and repaired as needed at a total cost of \$480., parts and labor.
- Bees Nests: A couple of bees nests were reported by Owners, one just outside the slide park and the other near the soccer field. Willards Pest Control sprayed the nests and they are no longer active.
- Eric presented a quote from Play & Park Structures to replace a part of the play structure at the slide park for a cost of \$402. – additional cost will be labor to install the part where wood has cracked and may be a danger if not replaced.
- Gate Behind 275<sup>th</sup> Monument to reach Tract Q- additional quotes are being obtained. Access at this point is important to be able to remove landscape debris from Tract Q. There is currently just one access point at one far end of the tract.
- Soccer field divots have been filled and Eric will re-measure the goal net for replacement of both nets, one which is gone and the second has a hole in it.
- 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. Cedar shakes are showing most wear and if left to long unstained will cause irreparable damage requiring total shake replacement. Owners who have never painted their homes and those who've not painted within the past 8 years will be urged to take action soon.

**Owner Communication:** An Owner sent communication to Debbie regarding the overgrowth of her neighbor's trees and shrubs into her back yard citing the Montaine CC&Rs and Rules and Regulations whereby views shall be protected and outlook and access to sun or light shall not be interfered with by neighbors trees, shrubs or other landscaping. She has spoken with her neighbor on several occasions about the matter to no avail and is now seeking Association support on the matter. Debbie will draft a letter to be sent to the neighbor requiring them to take action to curtail the overgrowth of trees and bushes in their yard.

**ACC Requests:**

- a. **Satellite Dish Installation:** The request has been sent to the Architectural Committee merely as a formal procedure but the request is automatically approved per FCC Guidelines that prohibit their disapproval. The request will be approved with the condition that the dish be placed in the least street visible location while still receiving the best reception.

**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:**

- None.

**Adjournment:** There being no further business, the informational meeting adjourned at 8:10P.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](http://www.montaineataldarra.com) for confirmation and more information.