

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MINUTES
Jan. 17, 2011

In Attendance:

Nathan Rau, President
Bob Foster, Vice President
Amir Molavi, Treasurer
John O'Brien, Member At Large
Debbie Weaver, Community Mgr.

Call to Order: 7:15 pm

Approval of Minutes: A motion was made by Bob, (2nd by Nathan) and approved to accept the minutes of the Dec. 23, 2010 meeting as read.

Special HOA Meeting to Introduce the 2011 Operating Budget: A mailing was sent to all homeowners of record on January 10th announcing the special meeting to introduce the 2011 operating budget scheduled for Jan. 26th at the Cascade Ridge Elementary School beginning at 6:45pm. The board reviewed the agenda for the meeting.

Landscape Update: Bob recently walked the property with the landscaper, Marko and provided a report noting suggested service requirements including:

Night Time Security for Soccer and Playfields: Significant debris has been found in the soccer field park therefore Bob provided a report on suggestions for after dark security which included introduction of homeowners to the National Neighborhood Watch Program, removing arborvitae bushes which currently provide a screen to the soccer field from which to hide behind and increased parking lot lighting. More information will be obtained upon receiving professional recommendations from lighting contractors and Puget Sound Energy.

Common Areas, Tracts A, N and Q: The Buchan Office sent a letter in June 2009 reminding those homeowners bordering these tracts that they are common property to the association. They are not to be used or landscaped by individual homeowners as an extension of their lots. Each homeowner's property ends at the rockery wall and any personal landscaping, figurines or plant material are not to go beyond this area. The topic of enforcement was tabled for future discussion.

General Clean Up: The report from the landscaper further emphasized that there are many dying shrubs throughout the community, sprinkler heads requiring replacement and dumping of debris at retention ponds. These clean up matters will be addressed in the near future.

Architectural Control:

Adoption of Architectural Modification Form: Bob made a motion, (2nd by Nathan) and unanimously approved to accept the Architectural Modification Form as presented.

Request for Approval: A request for Architectural Modification was submitted by a Homeowner. The board decided more information such as drawings and evidence of what the work entails and will look like were required in order to proceed.

Trees Cut in Tract J (Protected Area): Debbie spoke with the City of Sammamish in order to obtain an understanding of the actions taken by the homeowner where by several trees were lopped off in this protected area. The city requires that several steps be followed in order to restore the area. The board directed Debbie to draft a letter to the homeowner of liability to restore the tract in that the board recognizes that this action has taken place and if the owner doesn't take corrective action within a reasonable period of time, the board will take the corrective action and assess the owner the cost of restoration plus interest and an administrative fee.

Adjournment:

A motion was made by Bob, (2nd by Nathan) and unanimously approved to adjourn at 8:30pm.

The next Board meeting date and time is to be determined.