

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.

BOARD MEETING MINUTES

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

January 26, 2016

In Attendance:

Susan Shamp

Eric Baker

Debbie Weaver, Community Association Manager

Board Member Tom Bartlett was excused.

Homeowners in attendance: None

Call to Order: 7:30 P.M.

Approval of Minutes:

Board Minutes Approval: Eric made a motion, (2nd by Susan) to approve the Oct. 27th meeting minutes as written - motion carried.

Annual HOA Minutes Approval: Susan made a motion, (2nd by Eric) to approve the December 14th Annual HOA meeting minutes as written – motion carried.

Annual Meeting Review: Debbie is developing the first seasonal newsletter to be sent in February. The first newsletter of the new year will include reminders about:

- a. Annual HOA Meeting - Thanks to Owners who attended
- b. ACC Requests for house and landscape modifications requiring pre-approval. Send requests with plenty of advance notice (CC&R's allow 30 days for approval)
- c. Homes in need of house painting (begin process of selecting colors and contractors soon). There is lead time required.
- d. Landscape improvements- lead time for approval

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

Community Association Master Insurance Policy Renewal: The master policy renewed on Jan. 1st and is in force.

Community Landscape Walk through with Rich Landscape Representative: Debbie and Eric met with Josh of Rich's Landscaping last week to walk the community and inspect landscaping services and areas for improvement within the community. Josh will provide quotes for the following modifications:

- Pine Trees along Duthie Hill Rd.: Josh proposed the board consider development of a landscape plan to replace the pines with an attractive, more durable tree variety. The local weather is harsh to this variety of pine as their tops become weak and break off. Some pine trees have been removed already and the remaining will eventually see the same fate.
- Rich's will prepare a planting bed in front of the stone monuments that will allow the community to install taller plants that won't interfere with the Montaine letters which are part of the monument. Because the monument letters sit low to the ground the association has been limited to short plants.
- **Other landscape work:** Rich's will continue to keep tract Q maintained by cutting back overgrowth and applying weed killer at the beginning and during the growing season. A pathway for easy access is maintained behind and along the length of the fence line.

ACC Requests:

- **Solar Panel Installation:** Two requests have been forwarded to the ACC. Because these are the first requests for solar panel installations within the community, a set of guidelines are in development. Considerations should include: Informing neighbors of the request to install, panel colors, where the equipment will be placed and the finished look of the framing equipment. Due to the time involved in having a more thoughtful conversation on this topic, the Board recommends the request to install roof solar panels at 3020 277th Pl once the Owner has satisfied the above listed considerations. Approval for the panels already installed at 27536 S.E. 28th Ct. (prior to ACC submission) is pending subject to discussion with the Owner about improving the look of the conduit installed on the roof. “Solarize Sammamish” sponsored by the city is an educational resource for this topic.

Old Business:

- **Swing Clevis Replacements:** In progress: Eric Baker is pursuing the purchase of them with the challenge being sure to purchase the correct sizes. The cost will be approximately \$100.
- **Steering Wheel in little house at the swing park:** Eric is ordering the parts
- **Mailbox kiosk Repair:** Debbie has ordered a replacement pedestal and a contractor has been lined up to install the pedestal once it arrives. The original pedestal is no longer manufactured.

New Business: None

Adjournment: There being no further business, Susan made a motion, (2nd by Eric) to adjourn the meeting at 8:10P.M. - motion carried.

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 for confirmation.

www.montaineataldarra.com