

**MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
ANNUAL HOMEOWNER ASSOCIATION MEETING MINUTES
November 3, 2014**

Approved

In Attendance:

Marcus Phelps-Munson, Pres.
Susan Shamp, Secretary
Tom Bartlett, Treasurer
Eric Baker, Director
Debbie Weaver, Community Mgr.

Call to Order: 7:05 P.M.

Proof of Notice of Meeting: Notification of the meeting was sent to all Owners of record via U.S. Postal mail.

Quorum: Quorum of 34% was met with 37% of voting representation, (13 in person and 42 by proxy).

Approval of Minutes: Marcus made a motion, (2nd by Susan) and the annual meeting minutes of November 6, 2013 were approved.

Introductions: The Board and Debbie Weaver, Community Manager introduced themselves.

Reports of Officers:

1. Summary of Key Activities in 2014:

- A. The board thanked John Reeves for his service as Landscape Liaison. John is selling his home and will not continue in this position effective immediately. John made some recommendations via a written letter which the board will review at the next board meeting.
Tract Q: Maintenance of this tract had been inadvertently left out of prior landscaping contracts but the board has a contract which includes three visits of weed spray, pruning and general clean up.
Arborvitae: Several were replaced along Duthie Hill Road, but are again in need of replacement with a different variety of more bush that is sustainable in this area.
Soccer Park: Care of this area was a hot topic on the 2013 Owner survey. There were many comments that the area was often too wet for use so the board reduced the amount of watering this summer.
Bark: A fresh layer of bark was installed. This serves to refresh the look in the beds and will be a slow steady process for strong appearance.
- B. Architectural Control Committee Update: Eric Baker, Chairperson reported that there are currently 3 committee members whose role is to receive Owner requests and approve those that enhance the aesthetic style of the community.
House Painting: The community is now 10 years old and many homes are becoming in need of re-painting. Owners are encouraged to consider submitting ACC Requests to management for committee approval by spring/early summer for painting. Even if owners choose to paint using the same color, it's always best to apply for approval before beginning projects. As a reminder, communication will be sent to Owners in the spring.

Fences: Many fences throughout the community never were stained/painted and are now in need of re-staining/painting. In the past, the CC&R's allowed for only one color option. The Board approved two additional colors to the palette, (see the updated Montaine Design Guidelines) for a total of 3 colors which make the existing fence colors throughout the community in compliance.

Updating the ACC Request Process: The committee will work next year to update the ACC request process to make it more straight forward which will assist in a quicker approval turnaround time, a committee goal.

- C. Safety/Security: Residents are encouraged to keep their driveway post lights on after dark. The community is dimly lit as is and additional lighting is important for security purposes.
- D. Common Area Maintenance:
Park fence posts were spot replaced, stained and the tops were treated to promote longevity. Park benches and table tops were spot repaired, sanded and stained as well.
Mailboxes: One knocked over mailbox kiosk stand was replaced and it came to the board's attention that the posts are beginning to rust and not wearing well.
- E. Community Relations:
General Communication:
Homeowner concerns should be directed to Best Management Co.
When concerns are received, Best Management will:
- Log all Owner/Resident concerns for future reference
 - Report to Owner/Resident that their communication will be addressed at the next Board Meeting and invite them to attend the meeting to address the Board directly
- The Montaine Board will:
- Receive and discuss Owner/Resident concerns at the following Board meeting
 - Determine via Board vote, whether an action item is to be assigned to the concern
- Owners/Residents may follow up on their concerns by reading the Board Meeting Minutes or attending the Board Meetings in person. No other response will be directly provided to them.

Board Elections: The board thanked outgoing member, Marcus Phelps-Munson for his service and announced one open board position. No board member candidate forms were received by management. Nominations for candidates from the floor were requested. Eric Baker was nominated, introduced himself and provided feedback as to why he would be a strong candidate for a board position. He was elected by acclamation.

IRS Revenue Ruling 70-604: Debbie Weaver explained the significance of this ruling for the Montaine non-profit corporation, which was approved by Owners in attendance allowing excess income from fiscal year end 5/31/15 to carry over into the next fiscal year without being taxed.

Architectural Control Committee: Eric Baker made a call for volunteers to join the Architectural Control Committee. Interested parties were directed to the sign- up sheet at the check- in table.

New Business (Open Discussion): The floor was opened for Owner questions and comments which included the following:

- Regarding house painting colors: an Owner asked if there's an existing color palette supplied by the builders?
Board response: There were two builders who developed the community who followed a definite color palette. Management will attempt to obtain the original selection. The ACC may be able to develop a palette somewhat similar to the original colors allowing for a modern selection.
- A question about communicating police activity in the community was raised.
Board response: The board decided that only events requiring a call to action and directly affecting the Montaine community will be reported to the community via an email blast. Such events include a vicious dog or wildlife spotted in the neighborhood or someone witnessing an event that others should be made aware of for the protection of the community.
- Park equipment replacement was discussed. Volunteers for the Park Planning of Equipment Replacement Committee were solicited. Research on possible options will be done by the committee.
- Community Events were discussed. Volunteers for the Community Social Committee were solicited. Two homeowners agreed to volunteer. They will put together a community picnic in the summer.
- A homeowner asked if the ACC Committee could find a painter that might offer a discount if several houses were painted at the same time.
Board Response: The ACC Committee would not be able to assist with the request.
- Replacement of Ash trees in the community was discussed since the Ash trees don't seem to last that long. Other tree varieties will be researched.
- A homeowner requested that the monument sign be pressure washed. This is typically included in regular maintenance.

Adjournment: There being no further business, Marcus made a motion (2nd by Eric) and the meeting adjourned at 8:05 P.M.

The new board met briefly to set the time and place of the next board meeting.