

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Jan. 15, 2013

In Attendance:

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

Homeowners in attendance: Ram Dutt

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

Call to Order: 7:00 P.M.

Approval of Minutes: Nathan made a motion (2nd by Marcus) and unanimously approved to accept the 12/18/12 Board meeting minutes as read.

Landscaping: It was brought to the Board attention that the maintenance responsibility of the Stormwater Pond, (Tract AD) lies with the City of Sammamish. Nathan suggested a letter be sent to the City bringing this to their attention and determining what type of care the City of Sammamish considers to be maintenance. Should they not respond with maintenance when it comes due, the Montaine HOA will arrange to have the work completed and bill the City for the expense incurred.

Financial Report: The December 31st financial reports were reviewed and Board members signed association payables checks. The Montaine fiscal year end is fast approaching therefore the board requested a cash projection report through year end 5/31/13. Debbie will forward it along with the Jan. 31, 2013 financials.

Unfinished Business:

Parking Rules & Regs. – tabled for further review

New Business:

Dog off Leash Report: An altercation amongst two dogs, (one off leash) was reported by a Resident living near the Stormwater Retention Pond. The Board asked Debbie to forward a "Courtesy Letter" to the Owners of the off leash dog reminding them of the Montaine Rules that dogs must be on leash at all times and that future violations may incur fines per the Montaine Rules & Regulations as well as removal of the dog if it exhibits future aggressive behavior towards property or people.

Concerned Owner & Neighbors Tree Overgrowth: A concerned Owner requested advice from the Board regarding a matter whereby a neighbor planted a line of trees along their mutual fence line that will become taller than 30'. Because the trees have grown very tall already, they are growing over the property line fence and into the concerned Owners yard.

The Board advised the Owner that this is a matter of "Obstruction of Rights" once the tree grows across the fence line. There are two issues at hand:

1. The trees planted by the neighboring Owner were not approved by the Montaine Board. If the trees are of a variety that grow too tall for the lot they probably wouldn't have been approved for planting so close to homes.
2. The trees will become very large and may possibly cause damage to the Owners house.

The Montaine CC&R's protect views of significance in the community which include mountain, light and territorial views. Owners should be aware that if bushes, shrubs or trees are growing in your yard out of respect for your neighbors, they should not be allowed to grow over your fence.

New Business:

Yahoo Groups Website: Eric Baker has agreed to host the Yahoo Groups website.

Fractured Sidewalk: Eric Baker reported a section of fractured sidewalk in the community. Debbie will contact the city to ask for guidance on how to get it repaired.

Adjournment: There being no further business, Susan made a motion, (2nd by Marcus) and approved to adjourn the meeting at 8:45 P.M.

The next Board meeting date and time has been set for Tuesday, Feb. 19, 2013 at Hop Jacks Restaurant in the Klahanie Shopping Center.