

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MINUTES

Dec. 23, 2010

Meeting was held at 2930 278th Ave. S.E.

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: 7:10 PM

Approval of Minutes: None to approve.

2011 Operating Budget:

The first version draft of the 2011 Operating Budget was presented for the boards review. Additional reports of comparative information including the 2010 Operating Budget and 2010 Expected YTD actual expenses were reviewed. Each budget line item was discussed in detail in an effort to keep costs in line resulting in a minimal increase in the annual homeowner assessments. Several large community projects were brought to the table for discussion but due to their total cost, board members expressed the importance of spreading them over the next couple of years. The board agreed that one large project would be selected each year in order to maintain the Community's Reserve Funds.

2011 Projects:

Fence Installation: The City of Sammamish is requiring cedar rail fencing along the 278th Ave. Park bordering the sensitive area as per the CC&R's.

Bark: Bark chips will be installed in play and some selective planted areas only.

Landscape Service Contractor selection: Several landscape contracts were compared for services and pricing. Signature Landscape was aggressive in their proposal by offering a water audit as well as other additional services in an effort to reduce water consumption. A motion was made by Bob, (2nd by Amir) and unanimously approved to select Signature Landscaping to assume landscape maintenance once the Marko's contract expires on 4/30/11.

A motion was made by Amir, (2nd by Bob) and unanimously approved to adopt the budget as revised. A special meeting of the membership will be scheduled and notices sent to homeowners to consider ratification of the budget as per Article VII Assessments, Section 4. Computation, of the Montaine at Aldarra CC&R's, (page 10).

CC&R Amendment:

A motion was made by Nathan, (2nd by Amir) and approved to amend the governing documents by moving the fiscal year end to 5/31 of each year. Action to prepare for the vote will take place in 2011.

Community Master Insurance Policy:

Debbie brought two policy bids for review. The premium with CAU including increased coverage's across the board was the best value. Bob made a motion, (2nd by Amir) and unanimously approved to purchase the CAU policy effective 1/1/11.

Board Terms:

Montaine Bylaw Section 3.2.1, Board of Directors, Terms of Office: states that there are 1, 2 and 3 yr board terms. The terms were finalized as a result of the Oct. 2010 Developer Handover meeting whereby the board members receiving the highest number of votes received the longest terms. As such the current board terms are as follows: Nathan Rau is assigned the 3 yr. term., Amir Molavi, the 2yr. term and Bob Foster is assigned the 1 yr. term.

Architectural Review Committee:

Debbie introduced a draft Architectural Request form for the board's future consideration. John proposed that a statement requesting volunteers for this committee be included in the Budget mailing. The board is eager to place this committee ASAP in an effort to be prepared for homeowner requests.

New Business:

Main street water leaks: Bob presented photos of two leaks in the main streets. The Buchan Management Company had the street repaired two to three years ago. Debbie will contact the City of Sammamish regarding their repair.

Damaged Tree Replacement: A pine tree that broke in half located at the 275th Ave. S.E. entrance was recently removed. The board approved Bob's installation of a spare rhododendron from his own yard in its replacement.

Home Rentals: A question was posed by Amir as to whether the rental of homes in the community is allowed. Debbie will report her findings after review of the Montaine Governing Documents.

Adjournment:

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

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