

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MINUTES
Feb. 24, 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: 7:05 pm

Approval of Minutes: A motion was made by Bob, (2nd by Amir) and approved to accept the minutes of the Jan. 17, 2011 meeting as read.

PRESENTATIONS:

Lighting at Soccer Field Park: Bob provided a presentation to the board on the installation of additional lighting in the form of a street light at the Soccer Field Park in an effort to discourage use of the area after dark. After much discussion, Bob made a motion, (2nd by Nathan) and unanimously approved to accept the Puget Sound Energy, "Intolight" proposal to install one additional street light at the soccer field parking lot. Payment of the light pole is amortized over 15 years.

Architectural Requests: Three requests were recently submitted to Best Management via the recently adopted Architectural Control Committee Approval Request Form by homeowners for approval by the board. John O'Brien, (Member At Large and Chairman of the Architectural Committee) made recommendations to the board regarding the requests.

Request #1: Martindale: (Div. 3, Lot 62) requested approval of the installation of a playset in their backyard. John made the recommendation to approve the request. Bob motioned, (2nd by Nathan) and approved to accept the Martindales request to install the play set. Amir abstained from the vote.

Request #2: Charney:, (Div. 3, Lot 9) requested approval for the installation of an arbor to be built over their backyard pond. John made the recommendation to approve the Charneys request. Bob motioned, (2nd by Amir) and approved allowing the Charneys to install the arbor over their backyard pond.

Request #3: Banerjees: (Div. 4, Lot 28) requested approval of the satellite dish that has already been installed on the front of their home. The satellite dish sits in the direct site line of the neighboring home. The Montaine CC&R's , Article XIII Building and Landscaping Restrictions, (vi) Utilities and Satellite Dishes: specifies upon referring to satellite dishes that no such device shall be located on any Lot in a

location that is visible from the adjoining homes, streets, and roadways and shall not be located at the front elevation of the home.

Amir made a motion to reject the application, (2nd by Nathan) and unanimously agreed. The board recognizes that they may not prevent homeowners from installing satellite dishes but decided that the homeowner should provide legitimate reasons as to why the dish can't be located anywhere else on the property and should re-apply for its' approval.

Community Website:

Debbie provided two recommendations for websites; HOA.sites.com and Association Voice. After discussing rates and features Bob made a motion, (2nd by Nathan) and approved to purchase a website from HOA.sites.com

Financial Report: The Profit and Loss Report was at budget for the month of January. The recent change to LED lights for the monument and park lights has shown favorably on the power bills for Jan.

Delinquencies: The board discussed a plan of action for the three delinquent homeowner accounts.

Unfinished Business:

Tree Removal Permit Update: Debbie applied for the permit with the City of Sammamish to remove the tree leaning towards S.E. Duthie Hill Rd at 278th Ave. Because the tree is located in a sensitive tract, the city will provide a permit for its removal, with conditions including leaving the cut tree with a snag and replacing the tree with two alternative trees. Upon receiving the permit, the HOA has one full year to satisfy the conditions. Bob made a motion to accept the Davey Tree bid and to remove the leaning tree before it becomes a hazard.

New Landscaper: In January, the board approved the change in landscaping service from Gardening by Marko to Signature Landscaping Services. Since Marko's annual contract expires on April 30, 2011, the board requested that the Signature contract be signed and a letter providing thirty days notice be sent to Marko's ensuring that the new service with Signature be in place on May 1st.

New Business:

Neighborhood Watch Program:

Bob reported that he has received strong support from homeowners for the implementation of a Neighborhood Watch Program in the community. Bob requested and the board approved \$200. to purchase the signs to be hung announcing the program throughout the community, once the Neighborhood Watch Program has been initiated.

Adjournment:

A motion was made by Bob, (2nd by Nathan) and unanimously approved to adjourn at 8:15pm.

The next Board meeting date and time is scheduled for March 24, 2011.