

**MONTAINE at ALDARRA HOMEOWNERS' ASSOC.**  
**BOARD MEETING MINUTES**  
**July 17, 2012**

**In Attendance:**

Amir Molavi, Treasurer  
Marcus Phelps-Munson', Secretary  
Michael Smith, Director  
Debbie Weaver, Community Mgr.

Nathan Rau, President was excused

Homeowners: Tony Sturgess and Eric Baker were in attendance.

**Location:** Starbucks, (Klahani Village Shopping Center, Sammamish)

**Call to Order:** 7:05 P.M.

**Approval of Minutes:** Marcus made a motion, (2<sup>nd</sup> by Amir) which was unanimously approved to accept the 6/19/12 Board meeting minutes.

**Reserve Study Update:** Debbie met with Association Reserves Consultant Christian Colunga on June 20 to review and inspect all Reserve Study component line items. Christian explained that Montaine's capital expense components are typical of a Homeowners' Association but had the two following questions: 1. how many irrigation controllers are there are on the property and how many stations do they serve and 2. Does the HOA own the pole lights located throughout the property? Debbie forwarded Bob Foster's response to Christian and queried PSE on the ownership of the street lights throughout the community. PSE responded that only the pole light located at the soccer park, (purchased by the HOA in 2011) is owned by the Association. The study should be ready in early August.

**Summer Maintenance Projects:** Tabled until next month's meeting as there were no landscape committee members in attendance.

**Parking Rules:** Debbie referred Board members to the Associations legal counsel's first draft of the revised Rules and Regulations document for their review and further discussion at the next meeting.

**Financial Report:** The June 30th financial reports were reviewed and Board members signed association payables checks. A Rich's Landscape invoice for charges related to the irrigation system repairs along S.E. Duthie Hill Rd. and weed eating of the retention pond was reviewed and approved by the Board. These irrigation repairs were the result of the irrigation line break and resulting high water bill at the end of the season in 2011.

### **Unfinished Business:**

- Landscaping Update: Tabled as there were no landscape committee members in attendance.
- Satellite Dish Update- Tabled
- Misc. – Best Management Co. uploaded the Montaine Plat Map to the website for Owner access.

### **New Business:**

**Landscape Responsibility between Div.4, lots 19 and 20:** Michael Smith asked for clarification of responsibility for the small landscaped area at the end of S.E. 31<sup>st</sup> Place at the June Board meeting. Further review of the Montaine Plat Map shows that Lot Owners #19 and #20 own and are responsible for the small area that has been maintained by the HOA landscapers for some time. Marcus made a motion, (2ndy by Amir) and unanimously approved to return maintenance responsibility to these Owners. Debbie will contact landscaper contact John Reeves to notify Rich's Landscape Co. to cease any future maintenance of the small area at the end of S.E. 31<sup>st</sup> Pl.

**Parking Rules:** Owner Eric Baker voiced his concern about the parking violation that he has received for parking in his driveway. The Board explained that they are currently in the process of revising the Rules and Regulation due to the fact that they have been found to be too broad and in some instances unenforceable, (example: the city owns the streets therefore the HOA can't enforce no parking in the streets). Erik further explained that he has done research into the matter of driveway and street parking and found no evidence that parking in these areas decreases home values.

Adjournment: There being no further business, the meeting adjourned at 7:55 P.M.

The next Board meeting date and time is set for Tuesday, August 21, 2012 at the Starbucks store in the Klahanie Shopping Center.