

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Feb. 19, 2013

In Attendance:

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

Homeowners in attendance: Bob Foster and John Reeves

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

Call to Order: 7:20 P.M.

Approval of Minutes: Marcus made a motion (2nd by Nathan) and unanimously approved to accept the 1/13/13 Board meeting minutes as read.

Landscaping:

- **Stormwater Pond (Tract AD):** Nathan affirmed the Homeowner Association's need to send letters to the City of Sammamish each year regarding the need for landscape maintenance in Tract AD- in order to prevent adverse possession. If the city does not respond with maintenance service, the Board should arrange for the service and invoice the city.
- **Committee Update:** John Reeves, Landscape Committee Chairperson provided an update on the recent invoice received from Rich's Landscape for irrigation repairs made in February. The timing of the invoice for irrigation repairs was questioned for budgeting purposes. The Board asked Debbie to send a letter to Rich's acknowledging receipt of the invoice and directing them to provide advance notice of charges exceeding \$500. The Board will pay the invoice as budgeting allows. John explained that Rich's keeps their staff year-around and in order to meet the needs of all of their clients, Rich's schedules maintenance as such. The Board and the Landscape Committee have been very pleased with the services provided by Rich's Landscape to date.

Landscape Contract: John is working on the Rich's Landscape landscape contract for 2013-2014 and he advised that he expects an increase due to charges for the maintenance of Tract Q (along S.E. Duthie Hill Rd.) and additional small areas throughout the community that weren't included in the first years' contract (2012-2013). The monuments need cleaning and the granite polishing as well.

- **Fence rails missing:** Eric reported that there are some rails missing near the Stormwater Pond (Tract AD). The fence is important in order to keep trespassers out of the sensitive areas.

Website: The Board requested that Debbie investigate the possibility for a message board to be posted on the Montaine website so that Owners may access just one site, (Montaine website) as opposed to two sites, (Montaine website and Yahoo groups).

Yahoo Groups: The Board wishes to take ownership of the Montaine Yahoo Groups site. Eric Baker will contact the current administrator in order to move it to the Board's administration.

Financial Report: The January 31st financial reports were reviewed and Board members signed association payables checks.

Unfinished Business:

Parking Rules & Regs.: Tabled to review at next meeting.

Swing Park Doggie Waste Stand: Positive feedback has been received over the past month for the installation of the stand with waste bags in the swing park. The Board requested that Debbie inquire with the garbage service company (Allied Waste) into the cost to empty a disposal bin with regular pick up service.

New Business:

2013-2014 Annual Operating Budget: The Board reviewed the next draft of the annual operating budget and made suggestions. Debbie should attempt to schedule March 15th for the Special Budget Presentation Meeting.

Safety Report: Bob Foster, Safety Committee Chairperson provided the following report:

- **Monument lights have burned out:** Bob will replace them with LED lights which promote energy savings.
- **Speeding in the community:** It has been noticed that there are several drivers in the community who speed past the swing park where children play. Marcus made a motion (2nd by Susan) and unanimously approved for the Association to purchase a figure sign to be placed in front of the swing park. Eric also offered to contact the City of Sammamish Maintenance Dept. to inquire about having the speed trap box installed temporarily as a reminder to keep speeds to a minimum.
- **Street Sweeping:** Bob reminded the Board that the community can call the city maintenance dept. to have the streets swept, preferably in the Spring time.

Sidewalk Parking: The City of Sammamish requests that Associations in the city educate residents and visitors to not park on the sidewalks as doing so fractures them. Unfortunately, vehicles are often seen parking on the sidewalks because the streets are narrow. The Board directed Debbie to purchase and have installed small signs to be posted on two sides of each mailbox "Do Not Park On Sidewalk" and post the same on the Montaine website.

Social Committee: The Board asked Debbie to contact a couple of Owners who have expressed interest in starting/resuming a social committee for spring/summer event.

Adjournment: There being no further business, Susan made a motion, (2nd by Marcus) and approved to adjourn the meeting at 9:20 P.M.

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