

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Location: Fall City Library
January 21, 2014

In Attendance:

Marcus Phelps-Munson, President
Susan Shamp, Secretary
Tom Bartlett, Treasurer
Eric Baker, Member At Large

Debbie Weaver, Community Mgr.

Homeowners in attendance: None

Call to Order: 7:10P.M.

Approval of Minutes: Marcus made a motion (2nd by Eric) that was unanimously approved to accept the October 17, 2013 meeting minutes as written.

Board Officer Elections:

President: Susan made a motion, (2nd by Tom) and unanimously approved, electing Marcus to a second year as Board President.

Secretary: Marcus made a motion, (2nd by Eric) and unanimously approved electing Susan to a second year as Secretary.

Treasurer: Marcus made a motion, (2nd by Eric) and unanimously approved electing Tom as Treasurer.

Master Insurance Policy Renewal: The master insurance policy renewed on 1/1/14 with just a small increase in premium.

Financial Report: The board reviewed the December 31st financial reports and a cash projection report for the remaining of the fiscal year. All outstanding Homeowner dues balances have been paid in full. The board elected to write off a small \$17.00 balance. The board signed Association checks.

2014-15 Annual Operating Budget: The board will over the next two months begin a review of the upcoming 2014-15 Annual Operating Budget and summer project costs. The community's fiscal year end is May 31st. Summer projects include maintenance of the fence line along Duthie Hill Road and park equipment. The board agreed that a Park Committee should be developed for future replacement of the park equipment, meanwhile the board will have regular maintenance performed to make the equipment last as long as possible while the community decides whether to replace the existing equipment with a nicer variety. Tract Q maintenance will be added to the budget and upcoming landscape contract.

Annual Association Meeting Review: The board reviewed Owner communication from the Annual Meeting held in November.

- Association Governing Documents: These documents aren't always provided by realtors to prospective buyers when home sales close escrow. Best Management Co. will highlight the Montaine website address (where Owners may find all Governing Documents and community information) in the welcome letter that is sent to new Owners at close of escrow.

Landscaping Update:

Tract Q: Debbie informed the board that free tree mulch to be spread in Tract Q is available from arborist companies who will deliver it to the Duthie Hill Road side of the fence line. Debbie will get a quote for labor needed to transport and spread the mulch over the hill and into Tract Q.

Park fence Posts: Eric reported that some of the short fence posts located at the parks are rotting on top. The board discussed options to extend the life of the posts of which there are approximately 80. Not all are rotting but the addition of post caps could add to their lives. They may be expensive at a cost of \$10. - \$15. /each plus labor. The rotting posts would need to be trimmed on top. Quotes to do this work will be collected.

Professional Education:

Debbie referred the board to the local chapter of Community Association Institute (CAI)'s website, (www.wscail.org) for board education.

Unfinished Business:

Governing Document Amendment: As previously discussed, some sections of the Montaine Governing Documents are conflicting, impractical, and/or unenforceable leaving them open to subjective interpretation. They require amending for clarification purposes. Amendment of the CC&R's requires drafting of amendments by an attorney and a vote of the Association by which 51% approval of the General Membership is needed to pass them. The homeowner survey conducted in Fall 2013 indicated mixed views on parking rules, so clarification of rules could present unintended challenges. Meanwhile if issues arise that are not enforceable, the board will make a recommendation considering each issue on a case by case basis.

Adjournment:

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

The next Board meeting date and time is scheduled for February 18, at 7:00P.M. Monthly board meetings are posted on the community website: www.montaineataldarra.com