

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
June 18, 2013

In Attendance:

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

Debbie Weaver, Community Mgr.

Homeowners in attendance: Several

Location: Park outside of Starbucks in Klahanie Shopping Center

Call to Order: 7:16 P.M.

Approval of Minutes: Marcus made a motion (2nd by Susan) and unanimously approved to accept the 4/16/13 Board meeting minutes as written.

Landscaping Update: Liaison John Reeves provided the following report:

- **Tracts Q & O:** Rich's is working on these tracts in need of broad based weed killer and the area south of lot 67 needs some attention.
- **Mulch:** Mulch has been applied skipping the back side of the soccer park (not as visible).
- **Lights at entries:** Aren't commercial grade so they need some work
- **Seasonal Color at monuments:** have been planted. Bulbs may not be a future option as cutting them back too soon will prevent future growth.
- **Lawns:** John's not fully satisfied with their condition but he'll continue to work with Rich's
- **Swing Park:** Bob Foster pressure washed the equipment at the Swing Park. Shellacking the benches would be good to preserve the wood.
- **Storm Retention Pond:** Debbie will contact the City of Sammamish to request they take action to cut back the grass in the pond as is their responsibility per the Montaine CC&R's.
- **Irrigation:** The meter at 275th indicates there's a small leak. Repairs would cost approx. \$2,000.
- **Dead Arborvitae along Duthie Hill Rd."** The cost to replace these shrubs is \$1,000. to \$2,000. It would be futile to replace these shrubs until a resolution to the cause of their death, is found. The coniferous pine trees nearby are dropping acid on the trees and killing them
- **Fence Painting (S.E. Duthie Hill Rd.):** should be delayed until zone 2 of the irrigation system is repaired.

Duthie Hill Road Bike Path Update:

- John and Debbie met with city representatives to discuss the Montaine landscaping affected by the installation of the bike path along S.E. Duthie Hill Rd. John expressed several concerns to the city about the look of the landscaping to that point and the difficulty Montaine landscapers will have in maintaining this area once it's completed due to the materials used in the design specifically the size of the rip-rap rocks placed on top of the larger rockery that will be loose and potentially hazardous. Nathan interjected that this finished landscaping project must be completed in such a way as to not create future liability to the Association.

ACC Committee:

- **Requests:** John Reeves recommended that the requests be responded to as quickly as possible.
- **Same Color Paint:** The ACC and Montaine Board are in agreement that when exterior painting requests for existing colors (ie: no change in color scheme) are received, Best Management may approve right away. Notification will be made to the ACC.
- **Agiwal Request:** Request to add a fence line of arborvitae trees is denied as it would create a safety hazard and obscure the line of sight of drivers on the road.
- **John Reeves Resignation from ACC:** Pending current open ACC requests John announced his resignation from the ACC.

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

Unfinished Business:

- **Community Survey:** A casual meeting for Owner input was held after the Budget Ratification Meeting in May. At this meeting Steve Campbell proposed a survey be sent to all Montaine Owners for feedback on topics of concern. The Board agreed to allow a group of 3 Owners to develop the survey to be forwarded on to the Board for approval and mailing to Owners. A timeline was determined (see notes).
- **Tracts O & Q:** Karen Raines presented concern that there was no money allotted in the 2013-14 Annual Operating Budget for the care of these tracts. Owners whose lots back up these tracts are concerned that they're not in their original condition, the irrigation has been turned off, many plants have died and they need to be cleaned up. Owners living along these tracts want to make sure the care of these areas become part of future budgets
As landscaping liaison, John Reeves reported that he's like to see a compromise. He'll put it on the landscape eye and encouraged the board to support the care of these areas. He'll work with the landscapers to get started on it. John also suggested that he send them to this area during the off season for care during the non-growing season.
- **Yahoo Groups/Facebook Sites.** The Board will not sanction the use of the Yahoo Groups nor Facebook forums in the future as the Assoc. can't be held responsible for the conversations that take place in this forum that have nothing to do with Association business. Neither Yahoo Groups nor Facebook will be sanctioned by the

Board/Assoc. - only the Montaine at Aldarra website will be the official means of community communication from this point on.

- **Parking Rules:** Nathan explained once again that the Montaine CC&R's were filed with illegal components contained within them and therefore they're ambiguous and unenforceable. The Board agrees that the current Montaine CC&R's should be revised in a fashion that would make them current to the needs of the community and enforceable.

New Business:

- **Recommendations made from owners in attendance which the board will take into consideration:**
 1. Determining an improved method of communication to the community (Constant Contact?)
 2. Adopting a formalized method of getting board meeting minutes out to owners in a quicker fashion
 3. Park and public space equipment in need of repairs

Adjournment: There being no further business, Marcus made a motion, (2nd by Nathan) and approved to adjourn the meeting at 9:00 P.M.

The next Board meeting date and time has been set for Tuesday, June 16, 2013 at the Fall City Public Library.