

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

In Attendance:

Amir Molavi, Treasurer
Marcus Munson-Phelps, Secretary
Debbie Weaver, Community Mgr.

Nathan Rau, Pres. and Michael Smith, Director were excused

Homeowners: John Reeves, Ken Johnson and Rusty and Debbie Hazzard

Location: Zeeks located at 2525 N.E. Park Dr., Issaquah

Call to Order: 7:30 pm

Approval of Minutes: The 3/27/12 Board meeting minutes were unanimously approved as read.

Owner Communications:

- Ken Johnson inquired as to whether the Board had approved his suggestion for a 5 member Board. The Board decided that the current 3 member Board (per the CC&R's) was adequate to conduct business.

Presentations:

- Debbie presented a final draft 2012-13 Annual Operating Budget for the Boards review. A couple of modifications were requested with the revised budget to be forwarded to the Board for final vote and subsequent approval. Annual billing statements will be mailed during the last week of April in order for them to be received by Owners of record by May 1st with a June 15th due date.

Landscaping:

- John Reeves, Landscape Committee member provided an update on landscaping. Signature Landscaping Services returned to prune one final time and agreed to end their contract as the Board suggested on 3/31/12. Rich's Landscape started work right away. Their weekly service day is Wednesdays. John will be Rich's point of contact and so far the Landscape Committee is pleased with Rich's performance. They have removed a dead tree and will replace many of the plants including the Rock Rose plants that have outlived their lives and will come out over time as they are eight years old and are showing wear. Additionally, the ice storm this past winter did a lot of plant damage. Rich's will plant the monuments with seasonal flowers provided in their contract.

The soccer field is a point of high maintenance. Even though it's expensive to maintain it is an asset to the community. Available soccer parks are difficult to find

especially during the sports seasons. John suggested getting Montaine Owners who use the soccer field to assist in its maintenance. The Board suggested providing Owners options as to what to do with the soccer field as a discussion point at the next annual meeting.

Financial Report: The March financial reports were reviewed in detail with estimated year end cash balances reported. Association payables checks were signed by Board members.

Unfinished Business:

- **Parking Violations:** Debbie presented the Board with an updated report of Montaine Owners who were found to continue to park their vehicles in their driveways. John Reeves mentioned that his communication with Owners indicates that there's a public relations problem in the community. Lack of parking rules enforcement by the developer for so many years coupled with violation notices to Owners for not following the rules has led to disgruntled residents. John expressed his concern about unrest in the community and suggested there be more communication about what the Board is attempting to accomplish. Best Management will forward a letter to all residents with a list of the most commonly violated rules and reasons therefore. Amin suggested and the Board agreed that there should be more patience with Owners in an attempt to try to get along and avoid putting neighbors against each other. After all we're all trying to work together and the new Rules & Regulations are just a clarification of the current CC&R's.

Adjournment: There being no further business, Marcus made a motion, (2nd by Amir) and unanimously approved to adjourn the meeting at 8:39 P.M...

The next Board meeting date and time is set for Tuesday, April 15, 2012 at Zeeks.