

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Oct 2, 2012 (In place of Sept. meeting)

In Attendance:

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

Board Members Nathan Rau and Michael Smith were excused
Homeowners Eric Baker and Ram Dutt were in attendance.

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

Call to Order: 7:00 P.M.

Approval of Minutes: Amir made a motion, (2nd by Marcus) which was unanimously approved to accept the 8/28/12 Board meeting minutes as read.

Homeowner Presentation: Homeowner Ram Dutt provided a presentation about his company, Meylah which is an online marketplace platform for selling goods and services. It includes one portal managed by the organization for the community. The Board agreed that it may be a benefit for the community and asked Ram to forward the contract for services.

Annual Homeowners' Assoc. Meeting: Debbie confirmed that the Montaine at Aldarra annual meeting of the Homeowners will take place on Oct. 24th beginning at 7P.M. Packets announcing the meeting will be mailed to all Montaine Owners of record by Oct. 9th per the Montaine Bylaws Section 2.2.3 Notice of Meetings which require mailings to be sent at least 14 days in advance of the meeting.

Reserve Study Update: The Board reviewed the recently completed reserve study prepared by Association Reserves at the last Board meeting. Since the Board found several component replacement costs to be rather high Debbie went back to Association Reserves for adjustments to the schedule. The appropriate changes were made and the final report will be distributed to Owners at the Annual Homeowners' Meeting then posted to the Montaine website.

Parking Rules: The Board tabled the finalization of parking rules until the next Board meeting.

Financial Report: The August 31st financial reports were reviewed and Board members signed association payables checks. One Owner delinquency remains. After numerous attempts to reach the delinquent Owner for payment there is still no response. Best Management Co. will arrange to have a lien placed on the single remaining delinquency.

Unfinished Business:

S.E. Duthie Hill Rd. Bike Path and Sidewalk update: Tabled as the association contact was not in attendance.

Landscape Committee Report: Bob Foster reported that since the weather was turning with rain in the forecast the irrigation system should be turned off in order to conserve water.

Bob also reported that Rich's contract for 2013 will need to add some additional service items including maintenance of the area behind the fence bordering the S.E. Duthie Hill road and the storm drain pond.

New Business:

Eric Baker suggested the Board approve two sandwich board signs to be put at each of the two Montaine entrances announcing important events in the community such as the upcoming annual homeowners' meeting. Amir made a motion (2nd by Marcus) to purchase two such signs with large font size. Debbie will order the signs.

Adjournment: There being no further business, the meeting adjourned at 8:11 P.M.

The next Board meeting date and time has been set for Tuesday, Nov. 20, 2012 at the Hop Jacks Restaurant in the Klahanie Shopping Center.