

**MONTAINE at ALDARRA HOMEOWNERS' ASSOC.  
BOARD MEETING MINUTES**

Location: Fall City Library (33415 SE 42nd Pl, Fall City, WA 98024  
July 15, 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:** 7:17P.M.

**Approval of Minutes:** Eric made a motion, (2<sup>nd</sup> by Marcus) that was unanimously approved to accept the June 17, 2014 meeting minutes as written.

**Financial Report:** The board reviewed the May 31<sup>st</sup> year end final version financial reports and signed association checks.

Annual dues statements were mailed to owners in May. Payments are being collected.

**Maintenance Projects:**

**Landscaping Update:**

Irrigation Repairs: The board noticed a few lawn common areas where the turf has browned. Josh with Rich Landscaping reported some need for irrigation repairs and will provide a quote to make the repairs.

Fresh Layer of Bark is due to be installed soon by Rich's Landscaping.

**Fence Maintenance:**

Short Fence Posts (located at parks): Susan made a motion, (2<sup>nd</sup> by Marcus) and unanimously approved to accept All In One Construction's quote to install 6 new posts, removing those that have rotted on top, seal all tops to prevent further rot and stain the posts. Sanding and staining of park benches and table tops will also be completed at park locations.

Fence along Duthie Hill Road: Escapes has been scheduled to pressure wash and stain the tall fence along Duthie Hill Road in the same color.

**Montaine at Aldarra Design Guidelines** (referred to in the CC&R's, Article XIII Building and Landscaping Restrictions, Section 2, General Building and Landscaping Restrictions):

Eric provided the final draft of the Design Guidelines. Tom made a motion, (2<sup>nd</sup> by Marcus) to accept the new guidelines which were unanimously approved. The new guidelines provide for 3 fence stain color options where there was previously only 1.

The 3 fence stain color options are now:

1. Kingston Clay tint (Parker Paint) (mix referred to above)
2. Redwood, cedar tone matching pressure treated wood
3. Natural

**House Painting:**

The community is close to ten years old and some homes are beginning to show their need for fresh paint. The Board will issue advance notice communication to owners to be proactive about painting their homes next year. House painting requires approval from the ACC via the ACC request form found on the Montaine website at [www.montaineataldarra.com](http://www.montaineataldarra.com). Re-painting using existing colors requires no approval.

**ACC Request:**

Div. 3, Lot 12: request to stain fence same color- Approved

**New Business:****General Communication:**

Homeowner email concerns received by Debbie (Best Management Co.):

- Homeowner: Is a fence allowed to be erected in the Landscape Zone on the back side of lots 1-12 subject to the private agreement with Plateau preservations?  
Eric will look into it and respond to the board with his findings.
- Homeowner: Concern regarding lack of enforcement of CC&R's regarding residents parking boats and trailers in their driveways for more than 48 hours, homes in need of painting and dead shrub removal.  
Management sent a letter to the owners who have been parking a trailer in their driveway while they moved household goods to a vacation home. The trailer comes and goes and the move will be complete in two more weeks.  
Contact was made with the owner of two dead bushes. They have since been removed.

**Adjournment:**

There being no further business, the meeting adjourned at 8:23P.M.

The next Board meeting date and time is scheduled for August 19th, at 7:00P.M. Monthly board meetings are posted on the community website: **[www.montaineataldarra.com](http://www.montaineataldarra.com)**