

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

Location: Fall City Library (33415 SE 42nd Pl, Fall City, WA 98024)  
October 25, 2016

**In Attendance:**

Eric Baker, Treasurer

Debbie Weaver, Community Association Manager

Tom Bartlett was excused.

Homeowners in attendance: None

**Call to Order:** 7:10 P.M.

**Quorum:** None

**Board Minutes Approval:** The meeting minutes of Sept. 27, 2016 were approved as written.

**Financial Report:** The board reviewed the September 30th financial reports and signed community association checks in payment of community expenses.

**Annual General Membership Meeting:** The Board decided to move the annual meeting away from heavy holiday months in an effort to encourage higher attendance. They will discuss prospective dates in the new year.

**Community Landscape Update:**

- Tract Q Maintenance: Debbie will review Rich's obligation to care for the tract during the winter months with Josh, (Rich's Representative) and make sure as much work as possible is completed before the contract comes up for renewal. Debbie will put the landscaping contract to bid this year and will seek candidates in Feb. The Rich's contract renews in May.
- Street Trees: Debbie will contact Davey Tree Service for a community wide tree inspection. Davey has been known to provide quotes for service free of charge to write up reports for all street side trees in order to bring the health and requirements for care to Owners attention. This project is pending Davey Tree availability.

**Other Maintenance:**

- A part for the slide park was purchased from Play & Park Structures. Labor to install the part will be arranged for when the weather turns drier.
- Gate Behind 275<sup>th</sup> Monument to reach Tract Q- additional quotes are being obtained. Access at this point is important to be able to remove landscape debris from Tract Q. There is currently just one access point at one far end of the tract.
- Eric will re-measure the goal net for replacement of both nets, one which is gone and the second has a hole in it.
- House Painting Recommendations: A letter will be sent to the community in February and April reminding Owners that the community exceeds twelve years of age and that homes are in need of painting. Cedar shakes are showing most wear and if left to long unstained will cause irreparable damage requiring total shake replacement. Owners who have never painted their homes and those who've not painted within the past 8 years will be urged to take action soon.

**ACC Requests:** None

**Old Business:**

- **National Night Out Program** – Need a Social Chairperson: This will be introduced at the upcoming annual membership meeting.
- **Solar Guidelines**- Eric continues to work with the Montaine Architectural Committee to establish community guidelines so that the ACC will have benchmark guidelines from which to consult going forward when requests to install solar panels are received.

**New Business:**

- None.

**Adjournment:** There being no further business, the informational meeting adjourned at 8:10P.M.

The Montaine at Aldarra HOA Board meets on the fourth Tuesday of each month at the Fall City Library at 7:00P.M. – Log on to the community website: [www.montaineataldarra.com](http://www.montaineataldarra.com) for confirmation and more information.