

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

Location: Fall City Library
February 18, 2014

In Attendance:

Marcus Phelps-Munson, President
Susan Shamp, Secretary
Tom Bartlett, Treasurer

Debbie Weaver, Community Mgr.

Eric Baker, Member at Large was excused.

Homeowners in attendance: None

Call to Order: 7:10P.M.

Approval of Minutes: Tom made a motion (2nd by Marcus) that was unanimously approved to accept the January 21, 2014 meeting minutes as written with one modification.

Financial Report: The board reviewed the January 31st financial reports including cash balances, actual to budget variances and YTD Net Income. Debbie presented an updated cash projection report with actuals through January 31st and projected income and expenses for the remaining of the fiscal year for planning purposes. The board signed association checks.

2014-15 Annual Operating Budget: The board reviewed budget line items making adjustments to the first draft proposed 2014-2015 annual operating budget to be more in line with actual costs in the current fiscal year. Debbie will confer with John Reeves, Landscape Liaison regarding the Rich Landscaping contract which comes up for renewal on 4/1/14 and invite John to the next board meeting to assist in developing a landscape budget plan for the 2014-15 fiscal year.

Governing Document Amendment: The recent homeowner survey provided the board with enough feedback to determine that a majority of Community Owners are at this time not in support of an amendment to the Governing Documents which have been found to be unenforceable in some areas as they would neither be willing to pay for the cost, (several thousand dollars) to have the amendment drafted nor vote to pass it.

Fence Repairs: The Board further discussed the needed maintenance of two types of fencing in the community. The tall painted fence bordering Duthie Hill Road is in need of pressure washing and re-painting this summer and it's been reported by Eric Baker that some short fencing posts located at the parks are showing signs of rot. Action should be taken soon to either spend funds to replace the rotted posts and/or cap them to prevent further decay or begin removing those in areas where they serve no value as they're hidden by shrubs and will require future maintenance funds.

Quarterly Update Notice to General Membership: Marcus reminded the board that a quarterly update to the general membership is due soon. The update should include the following reminders to residents to do their part in helping to keep the Montaine Community an attractive and enjoyable place to live:

- Residents should be respectful of neighbors lots by picking up after their pets
- No parking on community sidewalks- The City of Sammamish discourages this as the weight of vehicles will break the pavement. Vehicles parked on sidewalks forces pedestrians into the street which is less safe.

- Call for volunteers for the following committees:
 - Social Committee
 - Park & Playground Rejuvenation

Adjournment:

There being no further business, a motion was made by Marcus, (2nd by Susan) and unanimously approved to adjourn the meeting at 8:15P.M.

The next Board meeting date and time is scheduled for March 18, at 7:00P.M. Monthly board meetings are posted on the community website: **www.montaineataldarra.com**