

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

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

April 26, 2016

**In Attendance:**

Tom Bartlett, Pres.

Eric Baker, Treasurer

Debbie Weaver, Community Association Manager

Susan Shamp was excused.

Homeowners in attendance: None

**Call to Order:** 7:05 P.M.

**Approval of Minutes:**

**Board Minutes Approval:** Tom made a motion, (2<sup>nd</sup> by Eric) to approve the February 23, 2016 Board Meeting Minutes as written - motion carried.

**Financial Report:** The board reviewed the March 31st financial reports and signed community association checks in payment of community expenses.

**Annual Operating Budget Approval:** The Annual Operating Budget for fiscal year 6/1/16 - 5/31/17 including actual income and expense amounts through 3/31/16 was reviewed a final time. Tom made a motion, (2<sup>nd</sup> by Eric) to adopt the 2016/17 Annual Operating Budget. Annual assessment statements will be mailed to Owners during the first week of May. Assessments are due June 30, 2016.

**Special Budget Ratification Meeting:** The annual membership meeting to ratify the 2016/17 annual operating budget will be held on Tues. 5/24/16 at the Fall City Public Library. Formal notice will be mailed to all Owners of record at least 3 weeks in advance of the meeting date.

**Community Landscape Update:**

- Rich Landscape Inc. Contract Renewal: Rich Landscape has honored the board's request to maintain the annual contract that comes up for renewal on 5/1 of each year at the same rate. There will be additional projects billed outside of the contract in benefit to Rich's.
- Monument Landscaping Work: The landscape clean- up work, including removing failing shrubs and moving others plus the addition of new plants in an additional bed in front of the monuments has been completed along with the removal of the pine trees along Duthie Hill Road. Annual color will be planted in the monuments in May.
- Irrigation Backflow Testing: The testing was completed on April 26<sup>th</sup>. The completion reports will be sent to Debbie at Best Management Co. and to the City of Sammamish.

**Community Newsletter:** A Spring community newsletter will be mailed to Owners in early May. A draft version will be forwarded to the board for their input before mailing.

**ACC Requests:**

- a. Agiwal – 27505 S.E. 28<sup>th</sup> Ct.: This project has been fully completed.
- b. Zhang- 27536 S.E. 28<sup>th</sup> Ct.: Update-Debbie will follow up with the Owner who has been out of town to address the concerning look of the conduit currently laying on the roof and the desire that it be painted to match the roof color.

APPROVED

- c. Rogers 2824 278<sup>th</sup> Ave. S.E.: Paint House- Debbie collected this request from the Owner before the meeting and will forward it to the ACC first thing Wed. morning for action.

**Old Business:**

- **Swing Clevis Replacements:** Completed
- **Steering Wheel in little house at the swing park:** Eric has located a vendor who sells the needed parts and provided Debbie a quote to purchase these parts for installation.
- **Mailbox kiosk Repair:** The kiosk base was delivered in the wrong color and a new part ordered.

**New Business:**

Benches and Picnic Table Repairs: Eric proposed that a handyman make necessary repairs and add a coat of stain to all. Debbie will order the service.

**Adjournment:** There being no further business, Tom made a motion, (2<sup>nd</sup> by Eric) to adjourn the meeting at 7:40P.M. - motion carried.

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.