

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Feb. 21, 2012

In Attendance:

Nathan Rau, President
Amir Molavi, Treasurer
Marcus Munson-Phelps, Secretary
Michael Smith, Member at Large
Debbie Weaver, Community Mgr.

Homeowners: Bob Foster, John Reeves, Ken Johnson, Lowell and Arlene Johnson

Location: Zeeks located at 2525 N.E. Park Dr., Issaquah

Call to Order: 7:10 pm

Approval of Minutes: The 1/24/12 Board meeting minutes were unanimously approved as read.

Owner Communications:

- Owner John Reeves communicated his concerns about a basketball hoop currently sitting in full view at the end of a driveway, general landscaping conditions and that non-Owners are using the soccer field.
- Owner Ken Johnson voiced his concerns about vehicles being parked in driveways instead of garages.
- Bob Foster requested that something be posted to the website regarding solicitations. Nathan suggested that Owners request to see solicitors' peddler and business licenses, (both requirements for Sammamish solicitors). Church groups, petitioners and politicians may not be denied solicitation rights.

Formation of Landscape and Architectural Control Committees:

- Nathan called for volunteers to form the Landscape and Architectural Control Committees. Marcus made a motion (2nd by Amir) and unanimously approved that the following Owners be assigned to the following committees:
 1. Landscape Committee: Bob Foster, Ken Johnson, Lowell Johnson and Michael Smith
 2. Architectural Control Committee: John Reeves, Ken Johnson and Nathan RauEmail addresses will be set up for each committee for through the Montaine website.

- **Rules & Regulations:** The Board reviewed the proposed rules and regulations one final time. Marcus made a motion, (2nd by Nathan) and unanimously approved to accept the Montaine Rules & Regulations as written. Debbie will post them to the Montaine website.

Landscaping: Debbie has been collecting landscaping bids for the 2012-2013 fiscal year. Bob Foster agreed to walk the property with the landscaper for next year to share the knowledge that he collected as project manager for landscaping and irrigation last year.

Satellite Dish Approval: It has come to the Board's attention that there are more satellite dishes installed on Montaine homes than there are written ACC approvals on hand. Best Management will forward letters to all Owners for whom there is no approval informing them that they must go through the approval process in order to meet compliance.

Bike Park Sign: King County has a policy whereby the Community has the right to post the "No Bike Parking" sign but enforcement may be a problem because the Montaine streets are public right of ways. Owners may report to police when filing complaints that the road is being blocked.

Financial Report: The January financial reports were reviewed in detail with estimated year end cash balances reported by Debbie. Association payables checks were signed by Board members.

Unfinished Business:

- **Parking Violations:** Best Management continues to contact Owners parking multiple vehicles in their driveways.

A motion was made by Marcus, (2nd by Nathan) and unanimously approved to adjourn at 8:52pm.

The next Board meeting date and time is set for Tuesday, March 20, 2012 at Zeeks.