

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
March 27, 2012

In Attendance:

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

Amir Molavi, Treasurer was excused

Homeowners: Bob Foster and John Reeves

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

Call to Order: 7:05 pm

Approval of Minutes: The 2/21/12 Board meeting minutes were unanimously approved as read.

Owner Communications:

- Owner John Reeves suggested that the Montaine Community define what it wants to be and hold Owners to the Rules and Regulations that will uphold that definition. John additionally presented Ken Johnson's concerns regarding cars and basketball hoops sitting in Owners driveways as well as his request to bring the Board count to 5 members. This Board understands life in the Montaine family based community. The Board decided that the 3 voting member plus 1 non-voting member, (4 total members) count stays.

Presentations:

- Debbie presented a first draft 2012-13 Annual Operating Budget for the Boards review and discussion. The Board debated maintenance projects for the year and concurred that emphasis should be placed on improving the quality of the community landscaping.
Priorities for the new Landscape Committee shall be:
 1. Community entries located at 275th and 278th Ave.'s S.E.
 2. The play park located on 278th Ave. S.E.Any remaining funds in the Cash-Operating account (after \$2K funding to the Maintenance Reserves) will go to the Landscape Committee for projects.

Landscaping:

- Upon reviewing the landscaping quotes provided, John Reeves, representing the Landscape Committee presented Rich Landscaping, Inc. as the committee's recommendation for landscaping services for the next fiscal year. The committee

found that Rich's contract offers the best value and provided a comprehensive quote. Additionally, the committee proposes that the Board attempt to release Signature from its contract with mutual acceptance (less than 30 days' notice) on 3/31/12 and start Rich's right away. There is additional pruning needed on the property that wasn't fully completed by Signature during the pruning season. Landscape committee member, Bob Foster has found Signature unresponsive to requests for callback.

Nathan made a motion, (2nd by Marcus) and unanimously approved to accept the Rich Landscaping contract and attempt to get finish business with Signature effective 3/31. Management and control of the community landscaping will be placed with the Montaine Landscape Committee.

Financial Report: The February 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:** Debbie presented the Board with a schedule of Montaine Owners who were found to be in violation of the parking rules and regulations by parking vehicles in their driveways. All of these Owners have received notification via courtesy notices. Owners with extenuating circumstances, (ex. 4 drivers and vehicles with a 3 bay garage or vehicles that won't fit in their garages) which require them to park a vehicle in their driveways must apply for Board approval with evidence explaining why they are not able to park all of their vehicles in their garages. These applications will be held on file.
a. Nathan Rau applied and the Board approved that one truck, (2007 GMC Sierra Classic 2500 HD) be allowed to park in his driveway as it will not fit in his garage due to its overall length and height. The Board unanimously approved Nathan's request.
- **Satellite Dishes:** Debbie presented the Board with a schedule of Montaine Owners who were found to have satellite dishes mounted on their homes without previous Board approval, (including applications from Buchan Management). Debbie shall contact Dish Network and Dish TV to provide a representative to test each home and explain if there's no other location to mount them that would be less visible yet still provide as good a signal. The dishes should be located in the least visible spots on each lot.
- There being no further business, Michael made a motion, (2nd by Marcus) and unanimously to adjourn the meeting at 9:10pm.

The next Board meeting date and time is set for Tuesday, April 17, 2012 at Zeeks.