

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Nov. 23, 2011

In Attendance:

Nathan Rau, President
Amir Molavi, Treasurer
Debbie Weaver, Community Mgr.

Marcus Munson-Phelps and Michael Smith were excused.

Call to Order: 7:10 pm

Approval of Minutes: None to approve for Oct.-Executive meeting

PRESENTATIONS:

Annual Board Meeting: The Board discussed potential meeting dates keeping in mind that the notification to homeowners requires a minimum 14 days per the Montaine Bylaws, Section 2.2.3.

Homeowners interested in running for Board positions (requires minimum 1 year residency in order to better understand the needs of the community) will be asked to complete a Board Member Application which will be presented at the meeting before the election that evening.

Community Security: The Board discussed increased security options; security cameras vs. security patrols to divert the number of strangers scoping the community for theft. Residents are encouraged to discourage crime in the community by following these recommendations:

1. Outdoor Lighting: Keep house and driveway lighting on during the night.
2. Garage Doors: Keep garage doors closed and remind neighbors to do the same if they see them left open.
3. Discourage solicitors by reminding them of the "No Solicitation" policy posted at each entrance of the community.

Financial Report: The August Financial reports were reviewed.

Unfinished Business:

- **Water leak at 278th Entry:** Bob requested that the Sammamish Water & Sewer District revisit what appears to be water draining in the street near the planted island at the entry. The water district has again investigated the water spot and responded that there is no leak in the street but that the observed wet spot is actually drainage from the island planter.

- **Water Meters:** The Montaine community has been billed for 5 irrigation water meters since the build out of the development but only 4 have been in use all of these years. The Sammamish Water and Sewer District commented that they had contacted Buchan Development approximately three years ago to remind them of this. The 5th meter has now been shut off and locked.
- **General Landscape** conditions were reviewed.

New Business:

- **Website Review:** Future Board meeting agenda's will be posted on the website with meeting locations. Homeowners are encouraged to visit the website and participate in the Yahoo Groups and Montaine Neighborhood Watch links.

Adjournment:

A motion was made by Bob, (2nd by Amir) and unanimously approved to adjourn at 8:55pm.

The next Board meeting date and time to be determined.