

**MONTAINE at ALDARRA HOMEOWNERS' ASSOC.**  
**BOARD MINUTES**  
**March 21, 2011**

**In Attendance:**

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

John O'Brien was excused.

**Call to Order:** 7:00 pm

**Approval of Minutes:** A motion was made by Amir, (2<sup>nd</sup> by Nathan) and approved to accept the minutes of the Feb. 24, 2011 meeting as read.

**PRESENTATIONS:**

**Landscaping Contract Change:** Due to the change in landscaping service companies from Gardening by Markos to Signature Landscape Services, effective May 1<sup>st</sup>, the board requested that Debbie forward a letter to Markos, confirming the end of the contract between the two parties effective 4-30-11.

**Neighborhood Watch Program:** Bob provided a report of the recent Neighborhood Watch Program presentation held in his home recently whereby a Sammamish Police Officer provided a two hour presentation on the program itself. There was strong interest and resulting turnout from Montaine Homeowners. Signage, an important part of the program has been approved and the board discussed the placement of the signs. The Officer suggested limiting the hours of the soccer field and use of the parking lot to enhance the program. Setting up a policy of only approved solicitors was also recommended. Once developed, the Sammamish Police will assist in enforcing the policies set by the board and association.

**Community Website Update:**

Nathan recommended that there be public and private sections to the website. Electronic versions of all official documents should be posted on the website. The public side will include basic information such as Best Mgmt. contact information, soccer field policies, Neighborhood Watch and no Solicitation Policy.

Photos on the website should include the monument, soccer field and a play area.

Searching should be limited to front page only.

The private side should include: a calendar, forms and other private information along with links to important information and contact information for new residents.

Real Estate Agent inquiries should be provided with general contact information.

**Light Pole Installation:** The new light pole approved for installation in the parking lot at the soccer field is scheduled for 4/5.

**Financial Report:** The Profit and Loss Report for Feb. compared to the budget was favorable for the month. Discussion ensued regarding the plan to change to fiscal year end 5/31/11. A revised budget along with annual dues statements will be mailed to homeowners with notification explaining the change in fiscal year.

**Delinquencies were discussed.**

**Unfinished Business:**

- **Satellite Dishes:** Nathan informed the board that a federal law trumps the HOA regarding the disallowance of installation of satellite dishes on homes. The HOA may require a homeowner to apply to the Architectural Control Committee for approval of installation of a dish and require justification as to why it must be installed in an area that would conflict with the CC&R's, Article XIII, Section 2, (vi) Utilities and Satellite Dishes which refers to not installing these devices on any lot in a location that is visible from the adjoining homes, streets and roadways, etc.
- **Sensitive Area Tree Lopping:** Debbie has been in touch with the homeowner who lopped off the trees in the sensitive tract behind their home and is working with them to ensure that the proper permits are obtained as per the City of Sammamish guidelines and the tract is restored. The Board requested that a deadline be set for the resolution of this matter.

**New Business:**

- **Landscaping matters:** Small landscape modifications were discussed.
- **Moving the Fiscal Year End to 5/31/11:** Nathan moved, (Bob 2<sup>nd</sup>) and it was approved that preparations begin to change the fiscal year end to 5/31/11.

**Adjournment:**

A motion was made by Amir,(2<sup>nd</sup> by Nathan) and unanimously approved to adjourn at 8:20pm.

The next Board meeting date and time is scheduled for April 20, 2011.