

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
August 28, 2013

In Attendance:

Marcus Phelps-Munson, President

Susan Shamp, Secretary

Eric Baker Member At Large

Debbie Weaver, Community Mgr.

Nathan Rau, Treasurer was excused.

Homeowners in attendance: None.

Call to Order: 7:05 P.M.

Approval of Minutes: The meeting minutes for the July 29, 2013 will be approved via email.

Financial Report: The board reviewed the July 31st financial reports including cash balances, receivables, liabilities, net income and budget to actual numbers. Association checks in payment of bills were signed.

Landscaping Update: The landscaping improvements located adjacent to the 275th entrance have been completed. Landscape liaison, John Reeves was an integral part of making sure the completed project met with Montaine standards and would easily facilitate future maintenance by Montaine landscapers and his work was commended.

Best Management Co. has received a couple of reports from concerned owners about the dead arborvitae in the hedge at the top of tract Q. John Reeves has reported that the acid from the pine trees is killing the bushes and Debbie Weaver has requested that they be removed until a plan is developed to replace them.

Architectural Control Committee: The board was presented with an update from Eric Baker of the ACC. There are just two outstanding requests one of which requires additional information regarding landscaping improvements. Eric will reach out to the owner directly. An issue has arisen whereby the required stain outlined in the Montaine at Aldarra Design Guidelines, ("Kingston Clay") is no longer available for purchase. Debbie will obtain a sample color so that another similar color may be designated. The ACC will also research expanding approved fence colors options.

The ACC recommended that Best Management Co. remind Homeowners in the Spring that projects including exterior house painting, backyard structures, landscape re-design, etc. require ACC (Architectural Control Committee) approval before beginning projects. If pre-approval is not received and a project is denied, owners may be requested to remove or return the project to its original state.

Resident Survey Update: Surveys are currently being received and the results will be tallied after the cutoff date of August 30th then reviewed at the September Board meeting. A presentation will be provided at the October Annual Homeowners' Assoc. meeting with a plan of action to address the primary areas of concern.

Best Management Co. Contract for Management Services: Best Management began providing management services for the Montaine Community in late 2010. Through attrition of board terms only one current board member exists from the original board, (after the developer handover in 2010), therefore the board took time to review and better understand the services provided by the current contract which include:

- Complete accounting function (Accounts receivable and payable, banking and preparation of financial reports)
- Delinquency Enforcement, liaison with attorney for lien placements and attorney collection activity
- Semi-Monthly onsite inspections and follow up
- Governing Document Enforcement: Follow up and issuance of "Courtesy" and "Violation" letters to owners as required
- Counseling on Government Order and development of policy
- Solicitations of proposals for services
- Insurance placement and claims
- Meeting Administration (including attendance)
- Annual Budget preparation
- Architectural Control Request intake, liaison with ACC and forward responses to owners
- Community Record Maintenance

Adjournment:

There being no further business, a motion was made by Marcus, (2nd by Susan) and unanimously approved to adjourn at 8:55P.M.

The next Board meeting date and time is scheduled for September and will be posted on the community website: www.montaineataldarra.com