

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MINUTES
April 20, 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: 7:05 pm

Approval of Minutes: A motion was made by Nathan, (2nd by Amir) and approved to accept the minutes of the Mar. 21, 2011 meeting as read.

PRESENTATIONS:

Landscaping Maintenance Update: Four proposals received from Signature Landscape were reviewed and approved by the board. They included removal and transplanting of plants around the monuments, transplanting azaleas in the median at the 278th entrance and removal of one of the less expensive and desirable of two trees on S.E. Duthie Hill Rd. that have grown too close to one another.

Parking Lot Light Installation Update: The new light pole installation has been completed according to plan. The lights are set to be on from dusk to dawn.

Community Website Update: Debbie explained the features of the HOA-Websites.com Pro-plan including cost and set up steps. Nathan inquired about the backend security features for Debbie to further research.

Financial Report: The March Financial reports were reviewed.

HOA Bank Change: The board unanimously approved the change of banks from Wells Fargo to Foundation Bank in Bellevue. Foundation Bank is a Community Bank offering more services, minimal fees and a higher rate of interest paid on investment accounts.

Unfinished Business:

Sensitive Tree Lopping Update: The homeowner responsible for cutting off trees in the sensitive area behind their home submitted a request for the board's approval to submit plans to the City of Newcastle to restore the sensitive area. The board approved the request and Debbie will return the request to the homeowner who will then apply for the necessary permit for restoration.

Fiscal Year End Change: A motion was made by Nathan via a Board Resolution to change the Montaine fiscal year end to 5/31 which co-insides with the annual receipt of HOA dues was unanimously approved. A copy of the Resolution will be mailed to Homeowners along with the annual billing statements. Debbie will develop a new 2011-12 Annual Operating Budget based upon current 2011 amounts, obtain the board's approval and forward it along with the annual billing statements.

Annual Billing Statements: The billing statements are scheduled to be mailed around the first of May with a due date of 6/1 and 15 day grace period. In an effort to encourage on time payment, the Board adopted a late fee policy, Nathan motioned and (Bob 2nd) that late, NSF, interest and additional collection fees shall be charged for payments received after 6/15.

New Business:

- **John Day sign located on S.E. Duthie Hill Rd.:** The board requested that Debbie contact the John Day Co. to request a fee of \$25. /mo. for the sign to be installed on Montaine property.
- **Signage:** Neighborhood watch signs have been delivered and will be installed by the City. Plans for signs posting approved parking, hours of park operation for the soccer field and no solicitation were reviewed. Bob will look into the purchase of the signs.

Adjournment:

A motion was made by Bob, (2nd by Nathan) and unanimously approved to adjourn at 8:30pm.

The next Board meeting date and time is scheduled for May 17, 2011.