

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.

BOARD MEETING MINUTES

Location: Fall City Library (33415 SE 42nd Pl, Fall City, WA 98024)

February 23, 2016

Approved

In Attendance:

Tom Bartlett, Pres.

Susan Shamp, Secretary

Eric Baker, Treasurer

Debbie Weaver, Community Association Manager

Homeowners in attendance: None

Call to Order: 7:03 P.M.

Approval of Minutes:

Board Minutes Approval: Eric made a motion, (2nd by Susan) to approve the January 26, 2016 Board Meeting Minutes as written - motion carried.

Financial Report: The board reviewed the January 31st financial reports and signed community association checks in payment of community expenses.

Debbie provided a first draft Annual Operating Budget for fiscal year 6/1/16 – 5/31/17 and fiscal year end 5/31/16 Cash Projection Report for a better understand of how the remaining operating funds will be spent for the remainder of the current year. The report will be updated with actual year to date numbers with each month's financial close plus all subsequently approved quotes.

Property Tax Increase: Debbie will contact King County Tax Assessors Office to inquire about the significant increase in 2016 property tax liability over previous years.

Community Landscape Walk through with Rich Landscape Representative-

- **Monument Work:** A quote for monument landscape work was received from Rich's. The Board approved the \$4,300. quote under the condition that the current regular maintenance landscaping contract remain fixed upon its upcoming May renewal.
- **Pine Tree Replacement:** Outstanding is a quote to replace Pine trees along Duthie Hill Rd. with more durable tree variety. Local weather is harsh to the existing variety of Pine as their tops become weak and break off. Some pine trees have been removed already and the remaining will eventually see the same fate.

ACC Requests :

- **Agiwal – 27505 S.E. 28th Ct.:** Update- Stone work has been completed and painting remains which requires dry, warmer weather. The Owner has assured that painting will be completed as soon as the weather complies.
- **Solar Panel Installations:**
 - a. **Zhang- 27536 S.E. 28th Ct.:** Update-The Owner is out of town during the month of February and will address the concerning look of the conduit currently laying on the roof and the desire that it be painted to match the roof color.
 - b. **Baker – 3020 277th Pl.:** Update- The Board will make a recommendation to the ACC to approve this request

Old Business:

- **Swing Clevis Replacements:** The clevises have been purchased for a total cost of \$ 84. and will be installed upon their arrival.

- **Steering Wheel in little house at the swing park:** Eric is researching to order the necessary part(s).
- **Mailbox kiosk Repair:** The kiosk base has been ordered and a contractor has been lined up to install the pedestal once it arrives. The original pedestal is no longer manufactured.

New Business:

Eric reported the following:

Street Tree Damage: A street tree on 278th Ct. S.E. has been lopped off. Debbie will speak with the lot Owner(s) to inquire about how it occurred and arrange to have the tree replaced.

Soccer Park Net Damage: A section of soccer goal net has been cut out. Debbie will inspect to see if repair or total replacement is required.

Soccer Park Divot: There's a divot in front of the soccer goal that needs to be filled in. Debbie will contact Rich Landscape to make the repair.

Adjournment: There being no further business, Susan made a motion, (2nd by Tom) to adjourn the meeting at 7:50P.M. - motion carried.

The Montaine at Aldarra HOA Board meets on the fourth Tuesday of each month at the Fall City Library at 7:00P.M. Log on to the community website for confirmation.

www.montaineataldarra.com