

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.

BOARD MEETING MINUTES

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

May 26, 2015

In Attendance:

Thomas Bartlett

Susan Shamp

Eric Baker

Jon Lofgren, CMCA, AMS, Community Mgr.

Homeowners in attendance: None

Call to Order: 7:00 P.M.

Approval of Minutes: The board approved the February 24th meeting minutes as written.

Financial Report: The board reviewed the April 30th financial reports and signed association checks in payment of community expenses.

ACC Requests:

- Gerasimov – 2831 278th Ave SE – Exterior Paint – Approved
- Gryniwicz – 27607 SE 28th PL – Exterior Paint – Approved
- Naranjo – 2821 277th Terrace SE – Exterior Paint – Approved
- McMichael – 27504 SE 28th CT – Landscape Modification – Approved
- Loria – 27516 SE 30th ST – Exterior Paint - Pending

Unfinished Business:

Landscaping – Ash trees along 277th Terrace were discussed – 2 trees will be replaced at 2813 277th Terrace

Play Equipment – An audit of the playgrounds by a third party was completed. Eric will make small repairs. Any repairs Eric is not able to complete will be done by a third party.

New Business:

Playground Play Chips – Bids have been received to replenish the play chips in the playgrounds. Northwest Playground Equipment will be asked to come out and confirm that the amount of 40 CY will be sufficient.

Street Trees – If a street tree falls and causes damage will the master insurance policy cover losses? Next step is to discuss with the master insurance agent to determine the Associations liability as the current policy says there is no coverage.

ACC Committee – A request from a homeowner to join the ACC Committee was discussed whether to decide to add a fourth member. The Board decided the Committee membership shall remain unchanged at three members, (an odd number for a tie breaker).

Executive Session – Two delinquent assessment accounts were discussed. One account had a Small Claim Court date filed, but will be dismissed since the Owners are currently living out of state and the Association doesn't have enough time to have them served before the court date. The other account has a Small Claims Court date of August 7th.

Adjournment: There being no further business, Tom made a motion, (2nd by Eric) to adjourn the meeting at 8:00P.M.

The next Board meeting date and time is scheduled for June 23rd, at 7:00 P.M. at the Fall City Library meeting room. Monthly board meetings are posted on the community website:
www.montaineataldarra.com