

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
March 19, 2013

In Attendance:

Marcus Phelps-Munson, Pres.
Nathan Rau, Treasurer
Susan Shamp, Secretary
Eric Baker, Director
Debbie Weaver, Community Mgr.

Homeowners in attendance: None

Location: HopJacks, (Klahani Village Shopping Center, Sammamish)

Call to Order: 7:15 P.M.

Approval of Minutes: Nathan made a motion (2nd by Susan) and unanimously approved to accept the 2/19/13 Board meeting minutes as read.

Landscaping:

- **Irrigation Repairs:** A representative of Rich's Landscaping responded to the letter sent by Best Management to Rich's expressing concern that irrigation repairs were made to the system in February. The letter stated that Montaine would pay the invoice with the next budget cycle as work of this type was expected to be completed closer to the time when the irrigation system would be turned on. The Board directed Debbie to communicate to John Reeves, Landscaping Chair to have Rich's complete irrigation repairs after April 1st of each year.
- **Water Conservation:** Because the Board recognizes that the cost of irrigation water increases each year, conservation efforts will be followed. The Board requested that Debbie work with John Reeves, Landscaping Chair to limit the length of the season that the irrigation is turned on (weather dependent) as well as the number of days per week and length of time that the system is on. Turning irrigation heads off in areas where they are no longer needed and minimizing the amount of irrigation on the far side of the soccer park are additional ways to reduce the cost of water.

Financial Report: The February 28th financial reports were reviewed and Board members signed association payables checks.

Annual Operating Budget 2013/14: The Board reviewed the Prospective Year End Income Statement report as well as 2012/13 Actual to Budget income and expense amounts in order to determine proper line item amounts for the next fiscal year.

Unfinished Business:

Pedestrian Safety: The kid alert sign recently put out in front of the swing park was stolen. Other options such as modified crosswalks were discussed. Debbie will contact the city to inquire about how sidewalks may be applied for with the city and installed as an alternate safety means to assist in the protection of pedestrians using the swing park.

Website and Yahoogroups blog: The Board authorized Eric Baker to set up new administration of the Yahoogroups blog site. Debbie will contact Jason Shamp for assistance with the backend of the Montaine website.

Sidewalk Parking: Best Management Co. contacted the U.S. Post Office who confirmed that the association may post signage on the mailbox kiosks to remind Residents and their guests to not park on sidewalks as long as the key holes are not covered. The Board expressed interest in posting reminder signs at the city's request as doing so fractures the sidewalks which the city may not have funds to repair. Protecting the sidewalks add to the curb appeal of the Montaine community.

Parking Rules & Regs.: The Board agreed to review the rules with the new Board members and finalize them.

New Business:

Architectural Request: Jason and Susan Shamp's request to install a chicken coop was approved by the ACC and Board with the following conditions:

1. The ten foot rule from the property line applies
2. Offensive smells are disallowed
3. The City of Sammamish approval of caged birds applies
4. Any complaints from other Montaine Owners will be cause for the Board's re-evaluation of the request

Note: Effective 5/14/13 this request is under re-consideration.

Adjournment: There being no further business, Nathan made a motion, (2nd by Marcus) and approved to adjourn the meeting at 8:25 P.M.

The next Board meeting date and time has been set for Tuesday, April 16, 2013 at Hop Jacks Restaurant in the Klahanie Shopping Center.