

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Dec. 18, 2012

In Attendance:

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

Homeowners in attendance: Bob Foster and John Reeves

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

Call to Order: 7:05 P.M.

Approval of Minutes: Nathan made a motion (2nd by Susan) and unanimously approved to accept the 11/20/12 Board meeting minutes as read.

Website: In order to encourage more active community participation it was suggested that more information be pushed out to Owners via the website. Debbie shall forward on a monthly basis the agenda from the most recent meeting as well as the most recently approved meeting minutes. This action will begin with the New Year. Board Member email addresses have been updated on the website allowing Owners accessing the website to send communication directly to board and committee members.

ACC Request Form: Ram Dutt submitted an ACC request to have small trees and branches encroaching on his fence line from the sensitive area be cut back. This request was reviewed by the ACC then forwarded to the Board for further interpretation. The ACC expressed concern that there must first be verification of the lot line and confirmation that the fence line is located on or inside the lot line. The Board agreed that it could comfortably assume that the trees and brush Ram refers to for removal are located outside the lot line in the sensitive tract. Maintenance of sensitive tracts require city approval via a permit process. Marcus made a motion, (2nd by Susan) and unanimously approved to authorize Ram to go to the city to obtain the permit to do the requested work. The Association will assist in obtaining the permits but the Homeowner (Ram Dutt) must have the work completed at his expense.

Landscaping Committee Update: Bob Foster reminded the landscape liaison John Reeves that the irrigation water should be shut off at the meter each year as opposed to further down the line. This will prevent any charges for water during the off season when the irrigation system is not in use. It was brought to the attention that the water district sets the base rates in January of each year. Debbie will inquire of the water district as to any available rate adjustments that would benefit the community.

Additional contract costs (2013-2013 contract year) John Reeves, Landscape Chair noted that there will be additional costs added to the next years contract for maintenance of areas added after the initial contract scope was reached. Areas in need of additional

maintenance include: the retention pond, (Tract AD), Tracts S and Q). When the next landscape contract is negotiated all areas in need of maintenance will be addressed. Erik noted that the city of Sammamish owns and is responsible for the maintenance of the retention pond. Nathan suggested and the Board agreed that the Association send a letter to the city reminding them of their responsibility which requires annual maintenance. This action will put the city on notice should they neglect their responsibility. The Association will then send a bill for the maintenance services should the city fail to act on the request. Marcus made a motion (2nd by Susan) and unanimously approved to follow the steps above on an annual basis, coinciding with the landscaping contract renewal. The Association should be cautious of adverse possession should the proper steps not be taken.

Areas for Additional Maintenance Consideration: John added that pressure washing of sidewalks, basketball hoop hardscape and the play equipment should be considered in the spring.

Lot in need of landscaping: Bob asked if something could be done about the landscaping at a lot recently sold. During transition landscaping care was allowed to lapse. Montaine policy dictates that the Association may bring in outside landscape assistance should an Owner neglect their landscaping duties. The new Owner has ignored all communication from Best Management on this issue there Nathan made a motion, (unanimously approved) to hire an outside landscaper to bring the yard back into compliance. The cost of this work will be billed to the Owner of the lot.

Financial Report: The November 31st financial reports were reviewed and Board members signed association payables checks. All delinquent accounts have been brought current.

Unfinished Business:

Parking Rules & Regs. – tabled for further review

New Business:

Neighborhood Watch Committee: Bob Foster has spearheaded and chaired this important community program the past couple of years. He reported that the community has a good rapport with the Sammamish Police Dept. and requested that another Owner step up to chair the committee. The Board is in search of a Homeowner up to the task.

Pick up after pets: Marcus made a motion, (2nd by Susan) and unanimously approved to purchase a pet waste bag stand to be installed at the swing park near the two posts acting as entrance to the park. Best Management will order the stand.

Adjournment: There being no further business, the meeting adjourned at 8:47 P.M.

The next Board meeting date and time has been set for Tuesday, Jan. 15, 2013 at Hop Jacks Restaurant in the Klahanie Shopping Center.