

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MINUTES
August 16, 2011

In Attendance:

Nathan Rau, President
Bob Foster, Vice President
Amir Molavi, Treasurer
John O'Brien, Member At Large
Debbie Weaver, Community Mgr.

Call to Order: 7:05 pm

Approval of Minutes: A motion was made by Amir, (2nd by Nathan) and approved to accept the minutes of the June 23, 2011 meeting as read.

PRESENTATIONS:

Common Area Landscape & Irrigation: Bob provided an update on the continued challenges of the common area irrigation system being that there are no known existing plans and the eventual need to invest funds on the system as he works with Signature Landscaping to keep the system running and to set up timers for water usage efficiency. The board requested that Debbie write a letter to the developer requesting any and all documentation and plans on the irrigation system.

Debbie reported that Best Management has received communication from several homeowners whose lots border S.E. Duthie Hill Road in that the area hasn't been adequately maintained for some years. Signature Landscape was contacted and will pay additional attention to care for the area until the board can decide on a cost effective plan. The board discussed options to beautify the area include planting drought resistant shrubs and/or trees. A quote of several thousand dollars from Signature Landscaping to install bark in this area was presented but the board recognized this to be merely a temporary improvement requiring repeat applications every couple of years at a significant expense.

Community Website Update: The board discussed additional information to be posted on the website including all necessary information to promote transparency.

FAQ's, Financial Statements, Meetings and Events, Realtor requested information and an internal For Sale posting page. Additionally they requested a link to the existing Yahoo Montaine neighborhood watch group. The board also requested that Debbie forward a notice to all homeowners announcing the website as well as other important information.

Pets: Board members voiced their concern that residents' dogs are defecating in neighbors' yards and owners aren't picking up after them. The letter to homeowners will include this topic as well referring to specifics listed in the Montaine CC&R's.

Night Lighting: Bob brought to the attention of the board, the importance of Owners keeping their driveway lamp post lights on through the night. It has been reported by the Neighborhood Watch Committee that exterior lighting is an effective means of preventing theft in a neighborhood. This topic will be added to the notice being mailed to all homeowners.

Financial Report: The July Financial reports were reviewed.

Unfinished Business:

- **Homeowner Landscaping Maintenance:** A couple of homes were noted to not be maintaining their yards to the standards of the Montaigne Community. Debbie has been in touch with the realtor of one home that is currently for sale and will follow up to ensure that it be regularly maintained.

New Business:

Board Resolution: Nathan motioned, (Bob 2nd) that in order to run for a board position a candidate must have a minimum of one year of homeownership and residency in the Montaigne Community. The board reasoning is that now that the community is established it will take min. of one year to learn how the system operates.

Adjournment:

A motion was made by Amir, (2nd by John) and unanimously approved to adjourn at 8:45pm.

The next Board meeting date and time to be determined.