

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
September 17, 2013

In Attendance:

Marcus Phelps-Munson, President

Susan Shamp, Secretary

Eric Baker, Member At Large

Debbie Weaver, Community Mgr.

Nathan Rau, Treasurer was excused.

Homeowners in attendance: Lorna Dixon

Call to Order: 7:08 P.M.

Approval of Minutes: Marcus made a motion (2nd by Susan) and the August 28, 2013 meeting minutes were unanimously approved.

Financial Report: The board reviewed the August 31st financial reports including cash balances, receivables, liabilities, net income and budget to actual numbers. There remain just 3 delinquent homeowners who have not yet paid their 6/1/13 annual assessments. Consecutively stricter collection notices have been mailed to these individuals each month with no response. Last attempt letters will be forwarded via email in a final attempt to collect outstanding balances. Association checks in payment of bills were signed by board members.

Landscaping Update: Eric requested that the irrigation system in the parks be set to activate during the early morning hours as opposed to the late afternoon or evening hours when the parks are in use. Debbie will refer to John Reeves, Landscape Liaison, for his opinion on what time of day the irrigation system should run and to turn off the system very soon with the rains coming.

Tract Q: Cut vegetation has not been completely removed behind 2 remaining lots in need of clean up. Debbie will speak with John Reeves again about getting Rich's to clean up the area. An alternate contractor will be contacted to perform the job if Rich's is unable to get it cleaned up within the next ten days.

Dead Arborvitae: Board members expressed their concern that dead arborvitae between Tract Q and Duthie Hill Rd. have not been removed. Debbie will refer to John Reeves about having Rich's remove the dead bushes until shrubs that will thrive in this areas can be planted as it's generally considered better to look at an empty space rather than dead plants.

Architectural Control Committee: There are no open ACC requests at this time.

Fence Stain: The Montaine at Aldarra Design Guidelines dictate that all fences facing the street shall be stained on the outside only. This includes fencing between homes if facing the street. The fence stain to be used is a mix including Parker Paint color “Kingston Clay”.

Debbie checked with Parker Paint, (Bellevue store) and in fact they continue to mix this color as some thought otherwise. They have although developed an ecological alternative to the other ingredients required for the mix. A homeowner forwarded a Benjamin Moore option of similar color to “Kingston Clay” for possible use as an alternative. The ACC will research the development of a palette of natural fence color options and make a recommendation to the board for revision of the Montaine at Aldarra Design Guidelines.

ACC Request Form: Eric and the ACC will work on a revision of the current ACC form to specifically remove non-relevant requests for information, etc.

Resident Survey Update: The Board received completed surveys from 62 of 147 lots representing 43% of the community. The survey was a worthy effort and the board will set a principle on how to use the results for actions. The overall impression was that the majority of Owners are satisfied with most aspects of the community, with the most diverse opinions relating to parks, parking and pets. A presentation with more detail on survey results and proposed action plan will be presented at the upcoming annual HOA meeting in November.

New Business/Open Forum: Homeowner Lorna Dixon had questions regarding ACC approval, specifically for what type of modifications are ACC approval required for work in back yards?

The board responded that it's best to apply for any modification that may be visible to others, including landscaping, fencing, structures, etc. The CC&R's do not designate front yard from back or side yards. They refer to entire lots and state:

Article XI: ARCHITECTURAL CONTROL

Section 2: Jurisdiction & Purpose:

The Committee, or Declarant if a Committee has not been appointed, shall review proposed plans and specification for residences, accessory structures, fences, walls, appurtenant recreational facilities other exterior structures to be placed upon the Lots or Properties.

Incident of Resident Enforcement:

An incident of an adult Resident enforcing a juvenile Resident's right to use the soccer park was reported to the Board. It was reported that a female adult resident approached and questioned a youth as he and his guests were playing soccer in the soccer park one evening. It was indicated that the adult questioned the residency status of the youth and attempted to “herd” the child (with guests) to his home. When Montaine parks are being used for their intended purposes (e.g., soccer, basketball, play), the Board believes it can be assumed that the user is a Resident (or hosted Guest) of the community. In context of local, as well as national events, the Board does not recommend that other residents take on enforcement of the “Residents & Guests Only” provision. If inappropriate or illegal activity (e.g., vandalism) is observed in the parks, Residents should contact the Sammamish Police.

Professional Education:

As a part of continuous improvement of service to the community, the Board discussed ways to participate in further education & development for professionally managing a Homeowners Association. The Board is developing a plan for participation in monthly, annual, and/or online courses & events offered by the Washington chapter of Community Association Institute (CAI).

Adjournment:

There being no further business, a motion was made by Marcus, (2nd by Susan) and unanimously approved to adjourn at 8:55P.M.

The next Board meeting date and time is scheduled for October 15th and will be posted on the community website: www.montaineataldarra.com