

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
April 16, 2013

In Attendance:

Marcus Phelps-Munson, Pres.
Susan Shamp, Secretary
Eric Baker, Director

Debbie Weaver, Community Mgr.

Homeowners in attendance: John Reeves and Steve and Lorna Dixon

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

Call to Order: 7:10 P.M.

Approval of Minutes: Marcus made a motion (2nd by Susan) and unanimously approved to accept the 3/19/13 Board meeting minutes as read.

Annual Operating Budget 2013/14: The Board reviewed the final draft of the 2013/14 Annual Operating Budget. Marcus made a motion, (2nd by Susan) and unanimously approved to accept the final draft budget.

Special Budget Ratification Meeting: The Board chose May 15th for the meeting. Debbie will confirm this date is available with the Issaquah School District and report back to the Board.

Landscaping:

- **Irrigation Repairs:** The Board directed Debbie to forward a letter to Rich's Landscape informing them that the irrigation repairs invoice would be paid in June with the next budget cycle. The letter should include a specified payment mailing date.
- **Landscape Liaison Report:** John Reeves provided an update on the community landscaping. He recommended that a layer of beauty bark be budgeted for and applied each year to the common area beds. The cost will be approx. \$5K. each year. It will enhance and add value to the community.
 - **Rich's Landscape Service:** John reported that there will be no increase in the contract for May 2013 -14.
 - **Pressure Washing:** John will pressure wash the swing park, equipment and park benches and tables. He suggested that the sidewalks be pressure washed from S.E. Duthie Hill Rd. to the first homes. This area represents the entrance to the community and aesthetically should look nice.
 - **Lights Broken at Monuments:** John will replace these lights.

ACC Committee:

- **Request Forms:** Debbie was directed to request Owners to provide paint chip samples when paint color requests are made. This should be easy to do. When requests are received, they'll be distributed by mail to all ACC members individually.

Financial Report: March 31st financial reports were reviewed and Board members signed association payables checks.

Unfinished Business:

Yahoo group's blog: Tabled until all Board members could be present.

Parking Rules & Regs.: Brett Wiese, (Inslee, Best, Doezie & Ryder) has communicated that the parking rules in the Montaine CC&R's are unenforceable as written. An amendment must be drafted to make them enforceable.

New Business: None.

Adjournment: There being no further business, Marcus made a motion, (2nd by Susan) and approved to adjourn the meeting at 8:10 P.M.

The next Board meeting date and time has been set for Tuesday, June 18, 2013 at Hop Jacks Restaurant in the Klahanie Shopping Center.