

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Dec. 20, 2011

In Attendance:

Nathan Rau, President
Amir Molavi, Treasurer
Marcus Munson-Phelps, Secretary
Debbie Weaver, Community Mgr.

Call to Order: 7:15 pm

Approval of Minutes: The 11/23/11 Board meeting minutes were approved as read and the 2011 Annual Meeting minutes were reviewed.

PRESENTATIONS:

- **Proposed Rules & Regulations:** Nathan presented a first draft of proposed rules and regulations to further define those listed in the Montaine Covenants, Conditions and Restrictions, (CC&R's). Enhanced rules will be easier to enforce. The Board reviewed each line item the result of which will be a final copy to be distributed to the Montaine Community.
- **Wetlands & Sensitive Areas:** As a reminder, Debbie provided the letter forwarded by Jacquie Colwell of Buchan Construction at Project Manager James Hess's request for the assistance of the Montaine homeowners in protecting the open space areas in the Montaine development. This letter was originally mailed to all Montaine residents in June 2008 as a reminder of the restrictions and agreements made between King County and Buchan Development in order to construct the Montaine at Aldarra development.

Financial Report: The November 2011 Financial reports were reviewed in detail.

Unfinished Business:

- **Park Overflow Sign:** Debbie had the metal Duthie Hill Park overflow sign attached to an a-board and will deliver it to Carrie Ahlstrom who agreed to put the portable sign in the 275 St. area where the overflow visitors to the park leave their cars while using the park, in an effort to deter the visitors from parking in the Montaine community. The sign specifically provides alternative locations to park while visiting the Duthie Hill Bike Park which doesn't include parking in the Montaine Community.

- **Backflow Prevention Test:** The backflow testing of the Montaine irrigation system was completed in December and the City of Sammamish was provided a copy of the report as proof that the testing was completed.

Adjournment:

A motion was made by Nathan, (2nd by Amir) and unanimously approved to adjourn at 9:05pm.

The next Board meeting date and time is set for Tuesday, Jan. 24, 2011.