

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
BOARD MEETING MINUTES
Jan. 24, 2012

In Attendance:

Nathan Rau, President
Amir Molavi, Treasurer
Marcus Munson-Phelps, Secretary
Michael Smith, Member at Large
Debbie Weaver, Community Mgr.

Location: Zeeks located at 2525 N.E. Park Dr., Issaquah

Call to Order: 7:30 pm

Approval of Minutes: The 12/20/11 Board meeting minutes were unanimously approved as read.

Presentations:

- **Landscaping Contract:** The current Montaine annual landscaping contract comes due for review and renewal by April 1st for a May 1st start date. Signature, (current landscaper) will be asked to re-bid the project and Debbie will begin collecting bids from other landscapers.
- **Irrigation System:** Debbie will collect "not to exceed" bids for an "as built" replacement plan of the existing system which is now 7 yrs. old and has experienced two line breaks within 15 mo. of each other resulting in expensive water bills of which only one, during Buchan's management) was eligible for a reduction by the water district. The Board agreed to continue to seek options for water consumption reduction including automatic shut off of the irrigation system in Oct. (weather permitting).
- **Proposed Rules & Regulations:** The Board further reviewed the Board proposed Rules & Regulations and discussed posting them to the Montaine website for Owner comments.

Financial Report: The December financial reports were reviewed in detail. Nathan requested a report comparing the previous year's P & L to the current year P & L now that the association has a full year of expense history from 2011 for comparison purposes. Debbie will see if this is available with Best Management's software. New bank signature cards were completed with the change in Board members.

Unfinished Business:

- **Parking Violations:** Best Management shall contact Owners parking multiple vehicles in their driveways.

- Satellite Dish Installations: Best Management shall contact Owners who have no written approval documenting the installation of their dishes. Those Owners must go through the application process for approval.

Adjournment: A motion was made by Nathan, (2nd by Marcus) and unanimously approved to adjourn at 9:00pm.

The next Board meeting date and time is set for Tuesday, Feb. 21, 2012 at Zeeks.