

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.
ANNUAL HOMEOWNER ASSOCIATION MEETING MINUTES
November 8, 2011

UNAPPROVED

In Attendance:

Nathan Rau, President
Bob Foster, Vice President
Amir Molavi, Treasurer
John O'Brien, Member At Large
Debbie Weaver, Community Mgr.
Thirty Six Homeowners (27 votes)

Call to Order: 7:05 pm

Proof of Notice of Meeting: Nathan confirmed that all attendees received their notification via U.S. Postal mail.

Quorum: Met with 45% of the voting representation in attendance and by proxy.

Approval of Minutes: There are no previous Annual Meeting minutes being that this is the first Annual Meeting of the Homeownership since the developer handover in Oct. 2010.

Introductions: Nathan introduced the Board and Debbie Weaver, Community Manager.

Reports of Officers:

1. Summary of Key Activities in 2011 and Future Plans:

A. Nathan Rau provided the following summaries:

- Change of Fiscal Year End to May 31st of each year in order for the beginning of each fiscal year, June 1st to match annual revenue collection.
- Website development: The Montaine website may be accessed at www.montaineataldarra.com where Owners may obtain community information including Montaine Governing Documents, Board Meeting Minutes, Financial Information, information regarding meetings and events, access to the Yahoo Groups, Neighborhood Watch Program and FAQ's (frequently asked questions).
- Management: Selection of Best Management Co. was made after interviewing five candidate companies. The Board selected the management company offering the best qualifications and value.

B. Bob Foster provided a landscaping summary emphasizing the Boards goal to continually monitor landscaping costs while maintaining a quality environment. He pointed out that it will probably take three years from the date of the developer handover to correct the state of the landscaping left by Buchan.

Additionally:

- The soccer field although rarely used by the Community incurs a lot of landscaping expense. The field is sinking and will require additional future maintenance dollars. It's listing as a dedicated green space in the CC&R's prevents future development.
- Buchan Development left the Community in an unfavorable position at the handover. They had hired an expensive landscaper who charged for care of the common areas and the remaining homes to be sold. When the last homes were sold, the Community was still bound to the expensive annual contract until it expired, seven months after the developer handover.
- Irrigation System: There is no map of the irrigation system and it's currently in poor operating condition. Nathan added that if the Board feels it cost effective to start over with a new system which may cost between \$15k to \$20k, a Special Assessment to cover the cost of the system may be assessed.
- Water bills: Bob worked diligently over the summer months to monitor community water use by adjusting the irrigation timers and working with Signature Landscape Co. to ensure adequate but conservative irrigation.
Sometime between August and October an irrigation line broke running up a large water bill. The Sammamish Plateau Water & Sewer District allows one adjustment for large water bills caused by broken lines once every ten years. Buchan had used Montaines opportunity to receive a credit on the bill during the Spring of 2010 when another line had broken.
- Landscape maintenance plans for 2012 include spreading of mulch and painting fences.
- The Board obtained a letter from the City of Sammamish acknowledging their responsibility to maintain and repair the sidewalks and streets as they are public rights of way.

Board Elections: Elections were held for one open board position. Two candidates, Michael Smith and Marcus Phelps- Munson., longtime residents of the Community introduced themselves and provided brief biographies.

- Election Results: Marcus Phelps-Munson won the vacant board position, (36 votes) and the Board offered Michael Smith, (30 votes) a non-voting volunteer position, (previously held by John O'Brien) to work with the board which he accepted.

New Business (Open Discussion): Nathan opened the floor to Owner questions and comments which included the following:

- Basketball Hoops in driveways and common areas: The Board recognizes that CC&R's provide for limitations but Buchan previously provided approval to some Owners that the Board now must consider.

- A suggestion was made that a CC&R's Committee be appointed to deal with violations.
- Parking on the street: An Owner pointed out that the CC&R's state that all vehicles must be first parked in Owners garages before street parking. Nathan pointed out that this is so but only if vehicles fit in the garages. The Community may implement rules disallowing parking in streets, but it will be difficult for the city to enforce this rule because the streets are public rights of way.
- Owner Communications: An Owner suggested increased use of email as a means of communication between the board and the Community and the Community amongst themselves, (Owner to Community wide when something happens).
- Bike Park Visitors parking on 275th: Visitors of the nearby bike park have been parking on 275th for years but with Owner involvement to remind them to park in suggested areas (via a sign posted at the park), the number of incidences have been reduced. It was suggested that Realtor sandwich boards serving as temporary signage (for reminders) could be put out on the weekends and removed so that excess signage wouldn't be present in the neighborhood.
- Security: Bob Foster spoke about the Board's review of security options including cameras and car patrols. Both options are very expensive and as such the Board suggested looking into alternative options to divert theft.

Adjournment: The meeting adjourned at 8:25pm

The new board met briefly to set the time and place of the next Board meeting.