

MONTAINE at ALDARRA HOMEOWNERS' ASSOCIATION
SPECIAL BUDGET RATIFICATION MEETING
May 27, 2014
(Location: Cascade Ridge Elementary School)

In Attendance:

Eric Baker, Member at Large
Debbie Weaver, Community Mgr.

Owners & Proxies representing 6 votes

Call to Order: 7:00P.M.

Proof of Notice of Meeting: Best Management Co. mailed notification of the meeting to all owners of record via U.S.P.S. per the requirements of the Montaine Bylaws

Quorum: Owner representation in person and by proxy was 4% of the total voting representation. Because this is a special meeting to introduce the Annual Operating Budget, no quorum was necessary unless the Owners wished to reject the budget which then requires a quorum of 75 percent of the voting representation in person and/or by proxy.

Approval of Special Meeting Minutes- May 14, 2013: Eric made a motion, (2nd by Steve Dixon) and unanimously approved to accept the May 14, 2013 minutes as written.

Introductions: Eric Baker, Member at Large and Debbie Weaver, Community Manager with Best Management Co. introduced themselves as did the Owners present. Debbie explained that the purpose of this meeting was to review and ratify the Montaine 2014-15 Annual Operating Budget.

Reports of Officers:

A. Future Maintenance Plans for 2014-15: Eric provided the following detail:

1. **Fencing-** Short fences around the soccer field and play parks are 10 yrs. old and some posts are in need of replacement. There's a line of short fence along Duthie Hill Rd. hidden behind Arborvitae that may be drawn upon for post replacements if they're cost effective to move. The board is also considering capping the tops of the short posts to add to their longevity. There are approx. 100 total short posts in all parks.
2. **Duthie Hill Road Fence** (located between 275th and 278th entrances) Quotes are being collected to pressure wash and re-paint this fence this summer.
3. **Playground Wood Chips:** The wood chips will be replaced as they've not been for many years.
4. **Playground Equipment Assessment:** Benches, tables and equipment will be repaired to add to their longevity. There are currently no known safety issues.
5. **Fence Stain Color Options:** The ACC is working to provide a color palette of fence stain color options. The Montaine Guidelines currently provide for just one color. The ACC is considering 3 options befitting of those currently used in the neighborhood:
 - Kingston Clay

- Cedar tone to match posts
- Natural cedar tone

Approved colors will be presented to the community once they've been formally adopted by the Board.

Budget Line Item Review: Debbie presented the 2014-15 Annual Operating Budget detail by line item. The annual dues per lot remain the same at \$600. / yr. In summary there were no changes in many line items including landscaping and management contracts and funds were moved from the budgeted "Water –Irrigation" line item to " Landscaping Other" to provide for care of Tract Q. Eric made a motion, (2nd by Steve Dixon) and unanimously approved to ratify the 2014/2015 Annual Operating Budget as presented.

New Business (Open Discussion regarding budget items). Debbie opened the floor to Owner questions and comments about the budget presented of which there were none.

Adjournment: There being no further business, the meeting adjourned at 7:25P.M.