

MONTAINE at ALDARRA HOMEOWNERS' ASSOC.  
BOARD MINUTES  
May 17, 2011

**In Attendance:**

Nathan Rau, President  
Bob Foster, Vice President  
Amir Molavi, Treasurer  
Debbie Weaver, Community Mgr.

John O'Brien was excused.

**Call to Order:** 7:15 pm

**Approval of Minutes:** A motion was made by Amir, (2<sup>nd</sup> by Nathan) and approved to accept the minutes of the April 20, 2011 meeting as read.

**PRESENTATIONS:**

**Community Website Update:** Nathan is continuing research on the security Debbie explained the features of the HOA-Websites.com Pro-plan including cost and set up steps. Nathan inquired about the backend security features for Debbie to further research.

**Financial Report:** The April Financial reports were reviewed in detail. The board agreed that excess funds shall be transferred to fund the Reserve Account

**HOA Bank Change:** The board unanimously approved the change of banks from Wells Fargo to Foundation Bank in Bellevue. Foundation Bank is a Community Bank offering more services, minimal fees and a higher rate of interest paid on investment accounts.

**Unfinished Business:**

- **Signage:** Bob ordered the approved parking hours signs to be posted at the soccer field park and no solicitation signs to be attached to the same poles as the neighborhood watch signs.
- **Landscaping Maintenance Update:**
  - Laurel bushes were transplanted in the soccer park. Some additional plants were installed in the swing park and it was found that the play chips in the swing area were still in adequate shape by just flipping them bringing the fresher ones to the top. The purchase of new chips can be delayed until next year.
  - A couple of homeowners whose lots boarder the S.E. Duthie Hill Rd. have communicated their concern about the condition of tract Q that borders their property lines. The Signature Landscape contract includes maintenance of this area twice per year. The board agreed that in addition to the Signature service,

- homeowners bordering this area may additionally maintain the area but not add to the area without prior written approval from the Board.
- Bob reported that the fence line along S.E. Duthie Hill Rd. is in need of maintenance. The need for painting will be determined once pressure washing is completed. He will obtain a bid from John Reeves for this work.
  - The Board discussed and unanimously approved 3 Signature Landscape proposals for work outside of the contract including removal of a pine tree along S.E. Duthie Hill Rd., transplanting azaleas in the median at the 278<sup>th</sup> St. entrance and work in and around the monuments located at both entrances.
  - Irrigation System: Signature Landscape has tested and reviewed the current irrigation system throughout the community. They made several suggestions for improvements to the irrigation system the effect of which will promote future water savings through efficiencies and rebates.

**New Business:**

**Adjournment:**

A motion was made by Nathan, (2<sup>nd</sup> by Bob) and unanimously approved to adjourn at 8:40pm.

The next Board meeting date and time is scheduled for June 23, 2011.