

**Brook Trails Estates
Annual Meeting
January 30, 2006**

Present from the Board: Marilyn Shaw, Linda Harris, Al Mayes, Mike Piccolo, Richard Bubonivic, and David Deckert (standing in for Bronwyn).

Meeting called to order at 7:04p

FINANCIAL (Marilyn):

We sent out the financial report thru the end of November along with the notice for this meeting

- As of the end of the year there is \$7,699.52 in the bank.
- We filed liens on two properties for non-payment of dues, which were then paid almost immediately. If you have problems paying your dues, please let us know and we'll work with you, otherwise we have no choice but to file a lien.
- We have been able to hold the fees constant for the last 3 years but we have had some expenses and costs do tend to go up, so we have exercised the authority granted to the Board in the Bylaws and raised dues by the allowed 10%. That will hopefully carry us for a while.
- We formerly spent a lot of money on a management company to handle the day-to-day things. We have dropped that in favor of the Board doing the work using the savings on improvements such as the new signs, lighting, and planting at the entrance.

LANDSCAPING (Linda):

- We did some new planting at the entrance. We also unfortunately had a sprinkler problem during the hottest period last year and we lost a few plants because of it. They'll be replaced.
- We plan to replant four of the cul de sacs this year and we'll plant with drought-resistant plants since they tend not to get watered. We'll start with the 'worst' ones this year and do more next year.
- We'll be putting down some mulch in the entrance to cover the remains of the ivy, etc.
- If you see something you do or don't like, feel free to contact Linda.

TRAILS (Richard):

Richard has taken over trail maintenance.

- We have re-signed Steve Moen to maintain the trails.
- Last year we did only trimming and basic maintenance. This year we're expecting to put down gravel and bark and other than that, normal maintenance.

Discussion:

Suggestion: There are some swampy areas. Suggest putting down bigger gravel.

Suggestion: Any maintenance should look at the whole water runoff plan.

Answer: Yes, we do look at the run-off plan, and in general trails are a bright spot and we really try to pay attention to them.

Suggestion: We need to have the county clean the runoff to the collector pond.

Answer: Marilyn called the county last year in March. They are supposed to take care of ponds but did not come until late in summer and did not really do anything important. Marilyn will call the county again.

Benson: Having trouble with water in their driveway from the trail.

Richard: Steve and Richard have been looking at it. Richard will take this issue and let Marilyn know if they need to call the county. The rule is that if it's storm water it's the county who should handle it.

ARCHITECTURAL CONTROL (Mike):

The Architectural Control Committee has 30 days to respond. We check the mail twice a week. Please allow sufficient time for us to review.

Some requests when submitting plans for approval:

- Please send in according to guidelines on the website.
- Please send exact measurements. It can be hard to work with estimates and we don't have detailed plans for all of the houses in the neighborhood. We don't need professional drawings; they just need to be to scale with measurements and a good description.

GENERAL (Marilyn):

RV/trailer parking: We are more lenient in the summer when people tend to be actively using these things, but by September or so they should be put away.

Actions: We filed one lien against a homeowner for a junky cars in their yard, driveway and on the street, and by junky we mean "weeds growing through it". That situation has been resolved.

Hospitality committee: They generally bring flowers and packet of information to greet new neighbors. This year they've greeted eleven families and they would like another helper. If anyone is interested please contact Marilyn.

Easter egg hunt: It was very successful this year. We had about 45 kids attend.

Security: In addition to the lead officer there are two new people. The biggest problem is the speeders, most of whom are Brook Trails homeowners and not just the teenagers. We have also had vandalism this year. The back entry sign was spray painted along with 3-4 houses. We suggest that you leave a porch light on or use motion lights. We also had an email from someone who had rock thrown through window of car and items stolen from the car.

Discussion:

Suggestion: If you get vandalism, call the police.

Answer: Also take a picture. It may be useful for the police and insurance.

Question: How does the security work?

Answer: We get off duty King County officers, once a week for 3 hours. They do it randomly. It's mostly meant as a presence. We have tried to get 4 hours but it's hard. Although we are paying the officer's time, he's basically doing the same thing we would on a normal patrol.

Suggestion: Have you thought about a community watch?

Answer: Long time ago tried to start it, but didn't really take off.

Comment: We see speeders passing through 146th up into Eastbrook. Have there ever been conversations between our Board and theirs?

Answer: No, but Marilyn will contact them.

Drainfields: A couple of years ago some homeowners had problems with the drain system (some houses have a shared drain field). Due to saplings and other growth they were not able to check their distribution system and some of the d-boxes were damaged. The Woodinville Water Department referred us to the Health Department who said to cut down anything that would interfere with the drain system, similar to what the Brookside area on Avondale looks like. We did this to one drain field. While clearing the second one a homeowner called and complained and a stop work order was issued by the County and we were told we needed a permit. This issue was discussed with the county for more than a month as to whether we needed to because of the edict from the Health Department. The final determination was that we are now a part of the 'Critical Areas Ordinance' that was passed a year ago. Under this new law we have to get permits to cut down any trees in the neighborhood, including saplings. Please note that there is a rule in the covenants that you have to get approval from the Homeowner's Association for trees in the setback areas of your property, but the Critical Areas Ordinance applies to all property. The result of this is that the Association had to pay a fine and get a permit which was quite costly. However, due to an overcharge we'll get a partial refund this year. Regarding the drain fields, we'll be weedwhacking the two that have already been cleared to keep them in good shape. Blackberries, by the way, are a nuisance but don't seem to interfere with the d-boxes.

In general we're continuing to try and upgrade and improve things.

Highest home sale last year, was \$727,000 +.

Discussion:

Question: Are all of the meeting minutes online?

Answer: We are behind a meeting or two, but we'll get caught up. Also, although the bylaws state that the Board should meet once a month, if there is no business to conduct we will not meet. We're generally in close contact by email and phone and no one needs unnecessary meetings.

Suggestion: Annual Meeting announcement and location should be put up on the website.

Question: On our street we had some thefts of mail. In some other areas there are lockboxes. Should we consider using these?

Answer: This has come up before but has not been formally discussed. There is one cul de sac that has them grouped. The post office doesn't really like locking mailboxes, but you can get them.

Comment: I really like the entrance and lighting. It looks good. What about the piles of mulch?

Answer: They came from the drainfields and you can take some if you like. We put it there because we thought we'd use it on the trails but it has a lot of leaf matter so it isn't good for that. It should be good for general gardening though so help yourself if you can make use of it.

Question: Does the Homeowner's Association have an easement on the trails? Who do we call for problems or dumping?

Answer: If you see trail problems report that to Richard.

Question: On the permits for cutting down trees, even if the tree is dead or diseased you still have to get a permit?

Answer: Yes. Critical Areas Ordinance went into affect January last year. There are different kinds of permits and some are easier than others. Some you can just get online. If you want to cut something in the setback you have to contact the HOA. AFTER that you have go to the county. It's always a good idea to talk to your neighbors too.

Question: Our property backs the pipeline. We'd like to put up a simple sign that says 'don't torment the dog'. Is that OK?

Answer: We don't know of any rule about putting up the sign on your fence, but it's apt to get pulled down.

Question: Found a digital camera in the bushes.

Answer: It was probably stolen and tossed. Report the serial number to the police.

NEW BUSINESS:

We have two openings on the Board.

- Bronwyn Deckert has been filling in. If there's no objection David Deckert will take the Secretary position. Passed.
- Gerald Bensen may be available for the other position. He'll talk to Marilyn about the duties. No disagreement. Gerald is a Board member pending his official acceptance.

Debra Kerth has volunteered for the Hospitality Committee.

The Board was applauded and thanked for their continued hard work and efforts to maintain the community.

ADJOURNED:

Meeting adjourned: 8:05p