

**Brook Trails Estates
Board of Directors Meeting
January 29, 2007**

Present from the Board: Marilyn Shaw, Linda Harris, Al Mayes, Richard Babunovic, Gerry Benson, and David Deckert.

Meeting called to order at 7:03pm
Declaration of Quorum present: 39 present.

MINUTES:

Last year's annual meeting minutes are posted on the web site (www.btrails.org). No objection, so minutes are approved.

OLD BUSINESS:

About this time last year there was notification that there were some homeowners in Brookside that got flooded. This was turned over to the insurance company. They hired an independent evaluator who found that Brooktrails was not responsible. The claim was turned over to the insurance company. We have just now received a letter from the same homeowner. Richard will follow up.

Security: We've had a hard time getting officers out this year as the ones who had been coming are no longer available. We now have a new officer who comes out regularly since about the end of November. Because of this we have a surplus on security in the budget.

Trails: We did a survey of the trails and are working on a plan for 2007. There was a general shortage of hogsfuel material at the end of 2006 so many of the trails were not covered as planned. The unspent money will be rolled forward into 2007 and the maintenance will be done as material is available. This means we'll likely be able to do all of the trails. There is also some minor pipe and drainage maintenance plus the wind damage – some of which is still being cleaned up especially on trail 16. Also, the person who has been doing the excellent work with our trails has decided to retire so if you know someone please send the name to Richard.

Drainfields: We did no major work last year but we did do some clean-up. The December windstorm caused some significant damage to the fields. It is the HOA's responsibility to maintain the site but the homeowner's responsibility to maintain the drains themselves. Since roots from some of the downed trees actually pulled up pipes Richard worked with the homeowners to arrange repairs. The HOA contracted to have the downed trees removed. The HOA will receive credit back when the timber is sold. Many thanks to the affected homeowners for your patience and for helping to sort this out. We'll need to work with King County and the Department of Health to come up with a plan for these fields.

Q: When will this happen?

A: Starting this year hopefully. We surveyed and started on two of the drainfields in 2005 but we had to pay a fine because of the CAO (Critical Areas Ordinance) which actually conflicts with the Department of Health guidance. We'll have to get them to agree before taking the next steps.

Q: How much as the fine?

A: Don't have the records handy but it was more than a thousand dollars. That was actually the permit plus the fine.

Q: What's the conflict?

A: The CAO says, I think, 65% of the land must be covered but the drainfields were laid out with the idea that it was 50% drain, 50% other. We have to keep trees far enough away from the drain lines and the d-boxes so that the roots don't damage them. If we allow the drainfield system to fail then we'd probably all be required to convert to sewer and that would be expensive for everyone.

Architectural Control Committee: Nothing major in the last few months. There were two roofs with the pre-approved shingles and some approvals for tree removal. Two reminders on ACC stuff: 1) You do need approval before starting work. The forms are on the website. (www.btrails.org). 2) You also need ACC approval to remove trees in the setback and this is independent of the county's permitting process.

Landscaping and Lights: We have 13 cul de sacs in the neighborhood. Three are in really good shape and we're not touching those. The rest are all being worked on you may have noticed. This is actually the right time of the year to plant. The board earlier voted to apply the budget surplus to accelerating the plan to restore the cul de sacs. Signature Landscaping is doing the work as well as maintaining the entryway. There have been no changes on the lights, just maintenance. The cul de sacs are being planted with drought resistant plants to increase the odds that they'll survive the dry summer. There are no sprinkler systems in them.

Q: The tree in the cul de sac at the end of 146th Way has a limb ripped off.

A: Probably a truck trying to turn around there. We'll leave that to Signature.

Comment on Signature: They weren't the highest or the lowest bid but we've been happy with them. They even came out and got rid of a hornet's nest.

Q: Do they offer discounts to homeowners?

A: They might. Feel free to give them a call and ask. I know various people in the neighborhood also use them.

Q: The dead-end at the end of 154th ... Is that the HOA's?

A: Yes.

Q: I've noticed that the streets are starting to degrade.

A: Yes, we'll probably have to start a petition or all start calling the county to get on the list. That's one of those things where the more voices the better.

Q: Can those of us on the drainfields get a copy of the survey?

A: Yes, email theboard@btrails.org

FINANCIAL:

A statement was handed out for review. It looks as though a lot of money is left over but that's partly because not everything is in yet especially the cul de sac work which we approved late in the year. The storm damage will also take a bite.

We have one homeowner who has not paid dues.

Bills are ready to go out of 2007's dues. The amount is the same as last year. If you cannot pay please contact us to make some arrangement. If the dues have not been paid by June or so we will have to file a lien.

If our income goes about \$50,000 – we're close now – then we're required to do a full-blow audit. Right now we are just under that and are just doing an annual review of the books.

COMMITTEES:

Just wanted to note and thank our volunteers who do the annual Easter egg hunt and the welcoming committee who greet new residents.

NEW BUSINESS:

Al and Marilyn are stepping down and we're seeking two new board members.

Q: Is there a way to have co-leaders?

A: This would require a change to the bylaws. We just split up work and responsibility as needed.

Richard volunteers to be president provided he can get some help with the trails.

Brent Gilbert volunteers.

Al is talked in to staying.

Q: Please review again the procedure for cutting down a tree?

A: First send a request to the HOA. We're generally only concerned with trees in the setback but you have to get permission from the country wherever the tree is on your lot. We'd encourage you to read the rules for yourself, but our understanding is that if the tree is actually down then you don't need a permit. Otherwise you need to get a permit and pay the fee before having the tree taken down.

Q: What if a tree on a neighbor's lot is imminently about to fall?

A: Well first talk to your neighbor – that's pretty much always our advice to start with. If the neighbor refuses there's not a whole lot you can do to force it. You can get an arborist to come inspect and you can mail that information to your neighbor. That should at least make it clear where the liability is.

Q: There is a really large coyote in the neighborhood. It's very bold and various people have seen it. I called Fish and Wildlife and they said it's been voted on that you can't trap them. I think it might live by the frog pond (lot 9). Is there anything we can do?

A: Not that we know of.

Q: I just wanted to thank Marilyn for all of her effort!

Q: Regarding Tract B, there's an area that's been filled in and there are some alders there. If we clean it up a bit it might make a nice little area. Is there something we can do with this?

A: We've thought about it and we certainly might do something with it in the future. It's a wetlands so we can't do anything extensive but after the drainfields are taken care of we'll get with the county and see what is permissible.

Q: Some neighborhoods have little playground. How does that work?

A: They generally have specific liability insurance for it.

Q: During the snowstorm I was really anxious about the entrance.

A: Yes, that's a particularly slippery spot going out. Please be careful. It seems like the county prioritizes bus routes.

Q: On the trail from the end of 146th Way heading toward the pipeline... it seems like someone is dumping grass clipping along the edge of the trail.

A: Talk to the neighbor and also please let the board know exactly where this is.

Q: Regarding the power outage, please watch out. It seemed like there were people out prowling around maybe looking for empty houses. We should keep an eye out in that sort of situation.

A: Absolutely.

Official vote on Brent: Approved.

ADJOURNMENT

Meeting adjourned 8:14pm