

**Brook Trails Estates
Board of Directors Meeting
February 25, 2008 at Bear Creek Church**

Present from the Board: Al Mayes, Richard Babunovic, Brent Gilbert, Linda Harris, David Deckert
Meeting called to order at 7:03pm

Introduction of security patrol / Q & A:

We take some time at the beginning of the meeting to introduce the Sammamish officer who's been doing security patrols for us.

Q: What about the people riding [motor] bikes on the trail.

A: It's private property so you can always report it.

Q: Best way to report problems?

A: For non-emergency call: 206-296-3311. If you call 911 just say "not an emergency" right away and you'll go to the secondary line

Other comments:

- You should know that we're part of a large area covered by only a couple of King County deputies.
- If you see a car that looks abandoned please call it in.
- We recently had a car broken into at Avondale and the powerline trail. This happens a lot and it's mostly people from outside the area looking for easy opportunity. The best thing you can do is to keep your stuff out of sight.

Declaration of quorum:

We need 37 for official quorum. We have 31.

Introduction of the Board:

- Richard Babunovic - President
- Brent Gilbert – Trails
- Linda Harris – Landscape
- Al Mayes – Vice President, extended
- David Deckert – Secretary
- Scott Pierce – Treasurer
- Bronwyn Deckert – ACC

Approval of last year's annual minutes:

Minutes are distributed at the meeting.

Motion to accept. Seconded. Minutes are approved.

Presentation of Financial Report and 2007 Budget:

The 2007 end of year report is presented. Things to note:

- Dues are not changing.
- Most of the money originally budgeted as drainfields was used to clean up 2006 wind storm damage.
- Landscaping: Used the carryover + budget to do a lot of work on the islands.
- Office: This was the mailing of the new directory.
- Security: Did not use all of the budgeted money due to availability.
- Trails: See below.

Q: Are the bylaws and C&Cs on the website?

A: Yes. Click on "Association Information".

Q: What's the insurance for?

A: Liability for HOA and officers.

Presentation of the 2008 Budget:

The 2008 budget is pretty much the same. We did some fine tuning and added some inflationary cost in landscaping and insurance. Unused funds for drainfields and trails will carry over and be used for the same.

Report of Committees

Trails:

We had to find a new company to do trail maintenance. After bidding we chose the same company who is currently doing landscaping. The pay monthly, but the bulk of the work is spring and summer. They keep the trails cleared 6 ft wide, 7 ft high approx.

In 2006 we were not able to do all of the heavy maintenance we wanted to due mostly to the shortage of hogsfuel. We tried to catch up on that in 2007 and used the carryover money to do as many trails as we could. We are still limited by hogsfuel availability so we prioritize the trails based on their current condition.

We do pay extra to buy the better quality cover. In past years we've found that the cheaper stuff has ground up pallets and other junk in it.

We sometimes need to replace culverts and deal with emergencies, so there always will be a little reserve in the trails budget. We don't aim to spend 100%

Q: Do we have anything in the budget to replace the posts at the trailheads? There are kids who like to rip them out.

A: We're aware of a few that are messed up, but send us email in case we haven't noticed one.

Q: Dirk bikes on the trail?

A: If you see dirt bikes let us know. We have visited parents before. If you know the parents feel free to talk to them yourselves too. In addition to the wear and tear on the trails, they're not designed for fast speeds and dirt bikes can be dangerous to children walking the trails.

Landscape:

All the major stuff was done last year. You should find things much improved. The budget went up a little bit, but has not changed the much in the last 3-4 years.

We plan to fix the entrance sprinklers this year. This is why utilities were high last year though. We had a leak and applied a temporary fix.

Security:

See "Introduction of security patrol / Q & A"

Q: Seems like there's been more vandalism. I've been keeping a record.

A: Please report these incidents to the Board and/or the police.

Q: Can we get security to focus on vandalism again instead of traffic?

A: Sure, but it's difficult to catch because it's fairly random. If you spot a pattern or have some idea who's doing it please let us know. We can better act on that.

Q: Can we put in speed bumps?

A: No. The Board has checked into this in the past.

Drain Fields:

Last year was mostly repair. This year, blackberries and invasive weeds to be cleaned out.

Welcoming:

Peggy, Sue, and Carol do the greeting but they're looking for a new member? We found a potential volunteer at the meeting.

ACC:

Mostly routine stuff. Mike and Tom have offered to help.

Call for new committee Members

Call for Election of new Board Members

We have a new volunteer to help with landscaping and one to help with the welcoming committee.

Other questions and comments:

Q: Has a date been set yet for the Brooktrails garage sale?

A: May 17th is the target. Easter egg hunt -- is the 22nd.

Q: We've seen a lot more coyotes.

A: There's not a lot we can do. Be careful with your pets and don't leave food sources out, including dropped fruit.

Adjournment

Meeting adjourned at 8:05pm