

**Brook Trails Estates
Board of Directors Meeting
January 26, 2009 at Bear Creek Church**

Present from the Board: Richard Babunovic, Linda Harris, David Deckert
Meeting called to order at 7:05pm

Declaration of quorum:

We have 20 attending, not enough for quorum.

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 2009 Budget:

Report and new budget are distributed.

Q: What was up with the snow and who cleared it?

A: The Board exercised discretion and hired someone. He was using tractor, not a plow so he was only able to do some and helped get people out who were stuck. Looks like King County got out there eventually. Special thanks to Lee Bell and Anne Joseph for helping out the plow driver.

Q: Should we have a process in place for next year?

A: I think we have learned that if the county does not provide, then the neighbors expect us to pick up the slack.

Q: What drives the cost on the trails?

A: Two things. We have a contract to keep the trails trimmed, which can be a lot of maintenance depending on the season. The other part is the cost of hogsfuel (woodchips). We buy the good stuff because in past years we found that the cheap stuff had nails and debris in it. But regardless of which one you get the price goes up every year. By the way availability can be limited too so some years we don't get as much as we ask for.

Q: What kind of work was done on the drain fields this year?

A: We signed a contract with Signature to trim at the road front and take out invasive growth. And we hired a contractor to come out and pull the worst ones stuff on the fields themselves. The one at the end of 191st and the one at the end of 153rd were done last year. Next is other one on 153rd.

Budget

We reduced the amount on drain fields. Work done this year shows we don't need as much. Landscaping was about the same. Trails is higher due to a decision that the HOA should remove problem trees that are in the trail easement. We added about \$3,000 for removal.

We are not changing the dues for the year. Amount is \$258 again.

Q: If we were to have a tree fall, would the HOA be considered liable?

A: Maybe, but probably only if tree was previously marked as danger. Which is why we have budgeted for some removal.

Q: About the road maintenance: Can we have some of the unused money for roadside maintenance?

A: We're not calling it out, but we do have money from the contingency.

Q: Should update the website when there are problems.

A: Good idea. Official web site is btrails.org

We're hearing that we should have someone on call for snow removal next year if we need them.

Q: Need a way to contact the board in an emergency.

A: We did return calls left at the voicemail and dealt with issues. Of course, dial 911 for true emergencies.

Q: Is there an interest in a distribution list for notifications?

A: Send email to the board alias and we'll start a list and see if there's enough interest.

Q: If trees fall blocking the street call 911. When there's a storm coming in they have volunteer fireman around and they'll cut up limbs that are blocking roads because it's a safety issue. Obviously more on the main streets than the side streets but they will take care of it.

We'll have clean-up money, not snow in particular, set aside. We carry some cash balance for this sort of thing.

Report of Committees

Trails:

We resurfaced about a quarter of the trails.

We added some gravel to some of the wet areas to improve it.

Landscape:

We replaced the sad little tree at the end of 146th Way.
Cul de sacs are looking generally good and the landscaping is holding up well.

Security:

We've had one officer coming consistently doing approximately 12 hours per month. During the summer we had a second. General report: lots of warnings for speeding and disbursed a group of teens partying on the trail.

Q: Coverage on holiday weekends too would be good.

A: We'll take that feedback.

Q: King county was talking about decreasing the number of officers. Do you know what happened with that?

A: We don't really have a patrol in our neighborhood already. We'll ask what our officer knows.

Q: We just moved in, do we have records of break-ins, etc.

Q: Stats are most break-ins are during the day.

A: No, we don't have anything specific. Check online.

Q: I had problems last year. Seems like it's better but it's anecdotal.

A: We've asked for late night and varied coverage.

Q: Why do we have the guy sit there?

A: He doesn't actually. He parks in different places and drives around. And honestly, part of the goal is visibility.

Drain Fields:

Summary given above. We're just doing maintenance and the edge of the roads. No issues that we know of. If you need an as-built give us a call. We have a pretty complete set now.

Q: Have we found all of the d-boxes?

A: No. If you need help give us a call.

Welcoming:

We think we only greeted three this year. Down from about 10 before.

Sue has resigned after doing it for many years and we thank her. She welcomed a lot of us to the neighborhood.

Peggy, Amy, and Deb will take over.

ACC:

Mostly routine stuff. Any volunteers to help?

Website

Q: What's up with the lack of minutes?

A: Partly the Board does not meet as often in person. Routine stuff that does not require a formal vote is over email. Also David goofed and deleted some and didn't notice. They're not lost though, so they'll be restored.

Call for new committee Members

Bert Harris – for ACC.

Call for Election of new Board Members

Al would like to retire, but no volunteers.

Other questions and comments:

We won't do a directory this year. Not that many changes.
Anyone want to help with the newsletter?

Q: Tract B -- trail 20?

A: It's been suggested to do something with it, but we don't have the time/energy right now. If someone is interested volunteer and we'd be happy to help.

Q: Calls about people not in compliance (regarding trailers).

A: We've done a survey and we have about 15 houses that are not in compliance and we'll be sending letters.

Q: Trailers and the boats. Isn't there a rule about Labor Day to Memorial Day?

A: We did the survey over 5 weeks, and we do need to keep up values of our homes.

Q: Is there anything we can do about the coyotes?

A: There's really nothing the HOA can do. Don't leave food out (including fallen fruit if you have fruit trees).

Adjournment

8:10p