

**Brook Trails Estates
Board of Directors Meeting
November 11, 2009**

Present: Richard Babunovic, Scott Pierce, David Deckert, Linda Halloran-Harris, Al Mayes, Brent Gilbert

Called to order: 7:41pm

Communications:

- Minutes from the last meeting are on the website and approved.
- Routine stuff.

FINANCIAL:

- Reviewed monthly statement.
- We put a lien on one property due to non-payment of the dues. Everyone else finally came through.
- Something's up with the water bill still. It was still high. Need to investigate.

STANDING COMMITTEES:

Landscaping:

- There was some car-damage in a cul de sac. Signature cleaned up right away.
- Need to have the ivy removed. We got a bid but we'll do it next year.
- Did some lighting fixes and updates.

Trails and bridges:

- Got the bill finally.
- Four of the trails done, including 16 the really long one: 16, 17, 18, 14.
- This leaves some money left over. We're looking at doing the bridge on trail 3.
- Need to have two posts replaced on trail 6.
- Signature doing a better job on clearing the trails.

Drain fields:

- Still not happy with the progress here.

Security:

- We have a new officer who is working new times, and this has actually been very helpful.

Web site:

- Web site is updated and there's a blog now for the routine communication.
- Minutes are caught up.

ACC:

- Did a verbal approval for someone who is doing a roof. They were using an approved material already.

NEW BUSINESS:

- Aiming for the annual meeting the week of Jan 24th. Richard will schedule.
- We have a draft of the letter about boats and trailers. We need to send these out.
- It looks like we're over on money this year. Should we do a one-time discount on the 2010 fees or a special project? Will probably put it to a vote.

- Should post on the website about the burglaries.

MEETING ADJOURNED

Meeting adjourned 8:35pm