

**Brook Trails Estates  
Board of Directors Meeting  
January 25, 2010 at Bear Creek Church**

Present from the Board: Richard Babunovic, Linda Harris, David Deckert, Brent Gilbert

Meeting called to order at 7:07pm

**Declaration of quorum:**

13 proxies, 14 in attendance. We have 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

**Approval of last year's annual minutes:**

Minutes are distributed at the meeting.

Motion to accept. Seconded. Minutes are approved as is.

**Presentation of Financial Report and 2009 Budget:**

Report and new budget are distributed.

In general we were under our budget amount but our key items: landscape, drainfields, and trails we were about on.

We ended up with about \$30,000 left over. As we are not supposed to carry over too much as a nonprofit, we have addressed this in the 2010 budget.

Some interesting points: utilities were high because the timer on the island messed up and we had a big bill one month. That was fixed.

**Budget**

2010 Goals

- We don't want to change the dues.
- We will put out a new directory
- We will replace one of the trail bridges as it's due (bridge on trail 3)
- And we'll do some work on the signs.

Motion to accept as written  
Moved.  
Seconded.  
Will proceed with the budget.

## **Report of Committees**

### **Trails:**

Since Brent has been on the board we have resurfaced all of the trails at least once. Went back to the lower number trails and inspected. We reserved some money this year to work on the bridge. Started talking to contractors and we have to get some engineering work to get the bridge designed. Once spring comes and goals will figure out what hogsfuel we need to do the rest of the trails.

Q: There is a tree on the trail near 188. Do you take care of them?

A: We deal with them on a case by case basis. Brent will go take a look at it. Feel free to call/email and report any such problems.

### **Landscape:**

It's been pretty routine this year. We have just been working on getting stuff cleaned up. There's one more island that could use some work, other than that it's in pretty good shape.

Q: Are we happy with the company?

A: Yes, have been generally happy.

### **Security:**

We started the year with one officer who did an excellent job of splitting his time around and covered us. We increase the amount during the summer months. He took a new position but he's hooked us up with another officer who lives in Monroe works in Seattle. He's the one with the full sized pick-up you see. He has been very helpful and very proactive and also helpful with sharing information.

He's offered that if anyone wants to have their home checked while he's on vacation he'll do that, let him know via the Board.

Q: What hours is he work?

A: He's doing more evening and weekend hours.

### **Drain Fields:**

Nothing significant to report. We hired a crew to clear one field. The others have just been maintained by signature.

## **Welcoming:**

We are currently without a welcoming committee. Volunteers?

## **ACC:**

No significant actions.

## **Website**

Updated and added a small blog you can subscribe to if you have a blog reader and want the occasional notification.

## **New Business**

We wanted to throw out the idea of maybe hiring a management company. Basically we're just overwhelmed.

Q: The HOA previously had a management company but were unhappy with that experience so we have to be careful.

A: Yes. If we were to do it, we need to do a selection process. If we do it it's possible that it could drive an increase in dues.

Q: When we run in to certain problems like the trailers you could hire someone just for that job.

A: Are you suggesting part time? This requires lots of steps and lots of paperwork.

Q: I want to comment having been through a similar situation in a different HOA. I suggest that you find someone who is certified as HOA manager not just as property management. And be very clear about the scope of responsibility.

Q: Can put you in touch with mentors that have helped with.

Q: The management company we had before did not do anything. ... there are only certain amount of things the can do.

## **Call for new committee Members**

Anyone want to help? Welcoming committee?  
Couple of volunteers.

## **Call for Election of new Board Members**

Secretary (David) will extend  
Treasurer (Scott) will extend

We have to have people step up because if there is not a board at the end of next year, then there's a problem. If there is no board then we have to dissolve the HOA.

Q: Everyone has to work late. We need a management company. We don't have the time that our parents had to run this stuff.

A: Fair in saying that no one wants to dissolve. That's why we're looking at a management company.

**Other questions and comments:**

Q: I notice that they're killing off coyotes in Seattle anything we can do?

A: There have been people out here before and there's nothing they can do.

Q: Domestic dogs too. There was one problem in the neighborhood which was forwarded to the animal people.

Q: How many people have horses?

A: Zero right now.

Q: Do we maintain [the trails] to this standard? Does it cost extra?

A: Yes it costs extra. It would be nice to prohibit horses. They're hard on the trails.

Q: Know of one trail where the tree was taken out and used it to line the trail... cut down from the property and used to line the trail. ... looks not so great.

A: Let us know where and we'll take a look at it.

Q: Recommend against Evergreen tree service by the way.

**Adjournment**

Motioned and adjourned. 8:07p