



Meeting Minutes

Brook Trails Estates Homeowners' Association
Board Meeting
November 14, 2011 7:30pm

Present: Alan Mayes, Craig Weaver, Eva Weaver, Fred Wills, and Ron Worline

List of Board Members

President:	Al Mayes
VP:	Mark Luedke
Treasurer:	Julia Riener
Secretary:	Eva Weaver
Drain Fields:	Craig Weaver
Architectural Control Committee:	Mary Ann Lynch, Steven Meyers and Ron Worline
Trails and Bridges:	Gary Becker
Welcoming:	John and Lisa Brennan
Security:	Debra Kerth
Landscaping:	Linda Halloran
Directory:	Marc Luedke and Julia Reiner
Web Page:	David Deckert

Meeting called to order 7:30pm

Summary

This meeting approved the minutes from both the August 29, 2011 Board Meeting and the October 24, 2011 meeting. The meeting was lightly attended and focused on work to be done to repair a bridge, the financial report, drainfields, and the upcoming update of the directory. Dues have been received from all but 2 lots.

New Business

No new business this meeting.

A. Financial Report

Julia Riener, treasurer, prepared an updated financial report. Julia was unable to attend. The report shows that only 2 homeowners have not paid their HOA dues for 2011. This is an outstanding result given the current economic climate. Either Al Mayes or Julia Riener will individually contact the remaining 2 homeowners to see if terms might be available for payment of dues. All expense categories are on target. The report is available on request to the Board.

B. Subcommittees

- Directory: Eva Weaver will draft an updated directory and have it available for the January homeowners meeting. *Action item: Need to get a form made and approved by Board. Form needs to indicate what info is needed for a useful and secure updated directory.*

- Trails and Bridges:
 - *Trail # 3 Bridge replacement.* This bridge has significant dry rot on one of the support beams. A structural engineer visited the bridge and recommends that no more than one horse pass at a time on the bridge. Native Green, a firm that is bidding the work, suggests a sign be placed at either end. The Board noted that the bridge is too narrow to allow 2 horses simultaneously. The bridge is not an immediate threat. It will likely be replaced with steel, making dry rot a non-issue for future maintenance. Native Green Company is working on a bid for replacement, which will require a permit. *Action Item: A second bid is needed.*
 - *Trail Bark.* Dykstra has been hired to bark trails 8, 13 and 15 subject to availability of materials.
- Landscaping: No report this meeting. Linda Halloran has health problems. Craig Weaver will help with landscaping issues since he is already working with Signature on other issues. *Action Item: Craig Weaver will contact Signature to ask them to remove the dead photenia from Area A near the main entrance.*
- Drainfields:

Signature were on site in October and hope to complete their work. They have a few more hours left of general clearing of the sewer lots. *Action Item: Craig Weaver will complete the digitizing of all 41 sewer lots in December.*
- Security: No report this meeting. Debra Kerth could work with Terry Munson to explore a potential neighborhood watch reporting to supplement the King County information.
- Web Page: A less expensive, better service is coming. *Action Item: Eva Weaver needs to check on this.*
- Architectural Control Committee (ACC):

The lot with the chainlink fence submitted their contractor's bid to replace the fence with wood. The ACC approved it. The owners plan to move forward with removing the chainlink. The Board appreciates their action in bringing their fence into compliance with the covenants. The new fence will be western red cedar.

C. Next Meeting. The next Board meeting is Monday, December 19, 2011 at Lot #31, Craig and Eva Weaver. This meeting is pending the recovery of Board President, Al Mayes.