



Meeting Minutes

Brook Trails Estates Homeowners' Association
Board Meeting
January 5, 2012 7:00pm

Present: Linda Halloran, Mary Ann Lynch, Alan Mayes, Julia Riener, Craig and 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 7:00pm

Summary

This meeting approved the minutes from the November 14, 2011 Board Meeting. The meeting focused on year-end financial reporting and preparation for the Annual Homeowners (HOA) meeting in March.

Financial Report

Julia Riener, treasurer, reported that only one lot had not paid dues for 2011. This home, which is in foreclosure, will have a lien placed on it. She also presented the YTD budget, which is on target. The Board discussed options for the various expense categories. The 2012 budget will be discussed at the upcoming HOA meeting. Each committee chair has been tasked with updating their budget needs for 2012. Dues notices will be mailed following the Annual HOA meeting in March. The financial report is available on request to the board. The board asked Fred Wills to audit the 2011 financials before the board meeting in March.

Committee Reports

A. Landscape

Linda Halloran reported that the color spots planted at the entrance are looking good. The landscaping company, Signature, will be billing monthly for this year, a change in previous practice. The Color contract was approved and executed at the meeting. *Action*

item: Need to request that Signature clear out the dead photenia in Area A, which is located near the main entrance.

B. Trails and Bridges

- *Bridge Replacement.* Gary Becker reported by memo on the estimate from Native Green Landscaping for replacing the bridge. The bridge replacement will be a major expense requiring steel beams, among other features. The Board reviewed the estimate. The Board is anticipating 2 additional estimates. *Action Item: Two additional estimates are needed.*
- *Trail Bark.* The current budget didn't provide enough funding to complete barking all trails. Trail 15 has not been barked in 4 years. The board approved the barking of Trail 15 if the budget allowed it . An estimate is expected from Gary Becker. There was discussion on putting the trails on a 3-year maintenance cycle rather than 4 years.

C. Drain Fields

Craig Weaver reported drain field plans for lots with offsite drain field have been digitized. Craig suggested that the board should authorize Signature to clear out the brush around some of the potentially compromised D boxes. Craig will get an estimate for clearing out areas around D box locations. *Action item: Call Signature for estimate.*

D. Architectural Control Committee (ACC)

The chainlink fence that had been installed in violation of HOA covenants has been replaced with a fence that meets standards.

There were no reports for Security or Web Page committees.

Unfinished Business

- HOA Management Company. Following a discussion, for now, the Board is satisfied with its ability to handle current management needs. The Board anticipates several projects in 2012 and believes volunteers could be used to participate and learn the structured operation of the Board and increase the number of community events in which the HOA might participate.
- Directory. A draft Directory will be available for the Annual HOA meeting. At this time, Brook Trails Estates homeowners will be able to review their directory entries.
- Redmond Reporter Stop Delivery. This newspaper appears to have stopped delivery.

New Business

The Board reviewed the proposed agenda for the Annual HOA meeting. The meeting will be held on Mon, March 19, 2012 at the Bear Creek Community Church between 7 and 9 pm. Notification to the homeowners will be forthcoming. It was suggested and agreed that Sheriff Barton be invited to the meeting to discuss safety issues. It was also suggested and agreed that Larry Leonardson, our attorney, be invited to the meeting.

The next Board meeting is Monday, January 23, 2012 at Lot #31, Craig and Eva Weaver. This meeting will focus on preparation for the Annual meeting.