

**Brook Trails Estates  
Board of Directors Meeting  
April 19, 2006**

Present: Marilyn Shaw, Al Mayes, Gerry Bensen, Richard Bubonivic, David Deckert

Meeting called to order at 7:40p

**OLD BUSINESS**

- March minutes are approved.
  - Regarding the flooding issue with the neighboring property: We got the report from URS and it says, in part:

“It is the opinion of the URS that the flooding condition on the Hanson property was primarily the result of the fact that the upper end of the 12-inch CMP was almost entirely blocked by soil and vegetation, thereby forcing water from the high intensity rainfall event occurring on and preceding January 30, 2006 to bypass the pipe and flow to the Hanson pool. ... A likely minor contributing factor was that the alignment of the green pipe was somewhat offset from the upper end of the CMP, thereby more readily allowing water to bypass the CMP intake when flows were high. After the temporary pond had formed, this off-alignment condition would not have mattered.”
- The Board will consider the matter closed until or unless there is further action.

**FINANCIAL**

- The February report had an error on the budgeted amount. This is fixed. The actual was correct.
- March report: Report provided. The cul de sac project was paid in early April, so the March amount for special projects is still zero.
- Al audited the 2005 books with Gerry as requested. There are some checks that don't have invoices but there are records for everything. For example: we don't have invoice for Bear Creek church donation, etc., but that's expected and documented. The books are reconciled.

**STANDING COMMITTEES:**

Landscaping:

- Linda is not here but emailed that she has nothing to report.
- We are waiting to have the other side of the entryway done.
- PSE finally fixed the damage from when they had to repair the power lines.

Architectural Control:

- One person doing roof with pre-approved asphalt. Other than that not much is going on.

Trails:

- On trial 16 we have a continuing problem: We have had reports that it's being used as a party spot. We have called the police and filed an incident report. They stripped a tree and built a fire, causing damage. We are looking at ways to make the trail less attractive to the partiers.

Drainfields:

- Nothing to report

Security:

- It's been hard getting coverage but we are trying to get an additional person.

### **OTHER BUSINESS:**

- The Easter egg hunt went well. The turnout was excellent. We spent the \$150 that was approved by an email vote. That will be reimbursed when we get receipts.
- One covenant violation: There was a complaint about a trailer and it has now been moved.
- One complaint about a car which has also been handled.
- Web page: We need to fix the email form in light of the increase in spam.
- PSE is going to be cutting into the street to replace electrical wires.
- We called the county about the ditch work that the county is doing but couldn't get a clear answer on what they're doing and when it'll be done. It's hard to get in touch with the right department to get the overall schedule.
- We will also call road maintenance to have the street lights cleared.
- We are still trying to get King County to clean-up storm drain area.

### **ADJOURNED**

Next meeting May 17th

Meeting is adjourned at 8:30p.