

**MINUTES
BROOK TRAILS ESTATES
BOARD OF DIRECTORS MEETING
September 21, 2004**

The meeting was called to order by President Marilyn Shaw at the home of Terry Koepke. Mike Piccolo and Al Mayes were absent.

The minutes of the June meeting were approved as written.

COMMUNICATIONS

The Board received three letters. The first was from a resident who expressed concern that the police are targeting young people for traffic violations. She suggested that police patrols were a poor use of homeowner funds and that they be discontinued. Marilyn will write a letter explaining that this subject was discussed at the Annual Meeting and those present voted overwhelmingly to continue the police patrols. We also cannot tell the police officers how to do their jobs and if they feel that young people are being unfairly targeted they should take it up with the officers themselves.

A homeowner wrote to express his concern that two homeowners were parking trailers in clearly visible areas on their lots. He requested that the Board contact the homeowners and advise them to either remove the trailers or screen them. If they continue to be stored in the open, the Board will contact the homeowners. The same homeowner requested that the Board consider turning maintenance of the community drain fields over to their individual owners. The Board concluded that this would not be prudent since legal counsel has advised us that such an action would probably not stand up in a court of law.

Another homeowner detailed problems they had experienced with their D-box on the community drain field because of trees and brush being allowed to grow nearby. The Board will inspect the site.

TREASURER'S REPORT

Lloyd reported that as of October 1st, all homeowner dues will have been collected.

REPORT OF OTHER OFFICERS:

No report.

STANDING COMMITTEES:

LANDSCAPING

Linda obtained an estimate from Signature Landscaping for the cost of hauling in water for the 13 small cul de sac islands during the hot summer months. The cost would be \$348.16 per application. The Board decided that this would not be cost-effective.

Signature also provided plans for future renovation of the planter islands. The Board requested that Linda ask Signature to revise the plans to include drought-resistant plants.

TRAILS AND BRIDGES

Our contractor will begin applying hog fuel to trails 14, 15, and 17 and parts of trails 7 and 8 in early October. Roundup will also be sprayed on trails 2 and 5 to kill the high grass growing there.

DRAINFIELDS

The Protective Covenants places the responsibility for maintaining the offsite community drain fields on the Association. Legal counsel agrees. Previous boards had left a "buffer" zone of dense vegetation on the drain fields which will cause future problems if it isn't cleared soon. Because of the heavy vegetation, the boundaries of the drain fields aren't distinct and need to be surveyed to establish parameters. Marilyn had received bids from two companies. One had visited the site before making an estimate and the other had not. Meriwether-Leachman, who visited the drain fields, came in with the lowest bid of \$6,950.00 for all six drain fields. It was moved, seconded and passed that we contract with Meriwether-Leachman.

SECURITY

No report.

LIGHTING AND WATER

Three Board members met with a lighting contractor to investigate our options for a new lighting system for the entry island. Our present system is easily vandalized and many of the old fixtures are either broken or damaged. Wiring is also in poor condition. We presently have a high voltage system and have the option of going with either a high or low voltage system. Linda will meet with another contractor next week to determine which would be the best option for us. It was recommended that we install a combination timer/sensor system.

WEB PAGE

The webmaster will consider including a section to list homes in Brook Trails that are for sale.

ARCHITECTURAL CONTROL

Rebecca Braun will be the new contact for the Architectural Committee.

SPECIAL COMMITTEES:

HOSPITALITY

Seven families have been welcomed to the neighborhood by members of the Hospitality Committee whose members are Sue Carroll, Peggy Babunovic and Deanna Selsor. The response was very positive. The committee suggested that the Brook Trails web address be included in the next printing of the directory.

UNFINISHED BUSINESS

No report.

NEW BUSINESS

ENTRYWAY SIGNS

Although an attempt was made to repair the two front entry signs when they were last painted, the repairs didn't work well and the signs are in poor condition. The sign at the back entrance is too small and easily vandalized and the board believes that a larger sign would be more easily seen and subject to less damage from vandals. Replacement signs for both entrances will cost approximately \$4,000. It was moved, seconded and passed that we replace the three signs. Marilyn will arrange for sample signs to be provided at our next meeting so a decision can be made as to color and style.

FALL NEWSLETTER

The fall newsletter will be published after our next meeting.

COPIES OF PLAT FOR BOARD

Marilyn will have several copies of the plat copied for Board use which will become properties of the Association.

NOMINATIONS FOR BOARD POSITIONS

Al will resign his board position at the end of the year due to other commitments. Ron Folse only agreed to fill in for one year and will not continue after the first of the year. Marilyn's and Lloyd's term of office ends in January. Marilyn has agreed to run for another term. Lloyd will continue only if we are unable to find enough interested homeowners to fill the vacated positions. The Board is actively recruiting new members.

The meeting was adjourned at 9:15 p.m. The next meeting will be held on October 19, 2004, at 7:30 p.m. at the home of Marilyn Shaw.

Respectfully submitted,

Terry Koepke
Secretary