

## **MINUTES OF BOARD OF DIRECTORS MEETING OF BROOKSHIRE ESTATES ON NOVEMBER 16, 2015**

A meeting of the Board of Directors of Brookshire Estates was held on November 16, 2015. In attendance were President Mike Foss, Vice-President Dick L'Heureux, Treasurer Yvonne Tichelaar, Member at Large Jeff Cao and Secretary Judy Moschetto. Mike called the meeting to order and the following items of business were presented for discussion.

**Trailer On Premises.** It was reported in September 2015 that a trailer was parked in front of a residence in violation of Brookshire CC&Rs, and at today's meeting it was reported that the trailer still had not been moved. A letter sent via registered mail and regular mail was sent to the homeowner in September at the instruction of the Board advising the homeowner that the trailer was in violation of the CC&Rs but at this meeting it was reported that the letter still had not been picked up by the homeowner and further that there was no acknowledgement from the homeowner to the letters. The twenty (20) day notice period expires on November 19, 2015. However, Yvonne suggested that the Board instruct her to speak to a neighboring property owner of the homeowner to determine if the neighbor has any knowledge of the homeowner's situation after which Yvonne would report back to the Board. The Board so considered this suggestion and authorized Yvonne to do so and that further the Board would take no action until Yvonne's report.

**Refund on Water Leak.** Yvonne discussed the water leak with Liz Melcher, representative for the Overlook development. The water leak was caused by construction at Overlook. The Overlook representative acknowledged their responsibility for the same and agreed to refund whatever amount is determined due for the water leak, estimated to be approximately \$2,300 plus reimburse Brookshire for Signature Landscape's repair bill in the approximate sum of \$115.00.

**Giant Puddle at Brookshire Entrance.** Several homeowners contacted the Board regarding the huge water puddle which formed at Brookshire's entrance during the recent very heavy rainstorm. It was reported that King County was at the site doing repair work regarding the same. There has been no recurrence of the giant puddle since the repair work was done.

**Mailboxes in Buckets.** A homeowner inquired why the first set of mailboxes in Brookshire were in buckets. It was reported that the same were uprooted to accommodate the

Toll Bros. construction. Mike advised he will check with Toll Bros. to determine when the mailboxes will be re-seated and report back to the Board.

**Dangerous Driver Report.** It was reported that a 21 year old resident of Brookshire East has been speeding through Brookshire and could pose a danger to our residents. The identity of the Brookshire East resident is known to the Sammamish Police and King County Sheriff. It was reported that this person verbally harassed a Brookshire resident's lawn maintenance worker and pulled a knife on one of the gardeners and almost hit a gardener's truck. This person drives a white sedan. As indicated, the Police know who this individual is. The Police recommend that any Brookshire resident who witnesses this person's dangerous driving or threatening behavior do not interact or engage with this individual but document any and all encounters and report the same immediately to the Police. Mike will send out a blast to Brookshire residents to be on the lookout for this person.

**PAA Transition Committee Update.** Mike, our representative on the PAA Transition Committee, gave the Board a very detailed and extensive update of the most recent 11-12-15 meeting, a copy of which is attached hereto and incorporated herein.

**Financial Report.** Yvonne offered the following financial report:

- A. The Backflow test has been successfully completed and our certificate remains in good standing.
- B. The tree trunk removal from previous storm damage cost \$225.00.
- C. Signature Landscaping trimmed the hanging tree branches in the entrance.
- D. We have received the 2016 bid from Signature Landscaping which includes an increase of 3%. The Board discussed the same and expressed much satisfaction with Signature's services and approved the 2016 contract as presented.
- E. Signature offered a 50% discount on Fertimulch if Brookshire signed up for those services by December 1. The Board discussed this discount which amounted to a significant savings on this work. It was moved and unanimously approved to accept the Signature proposal and sign up for these services at this time.
- F. Yvonne suggested the Board discuss a dues increase for 2016. She indicated we have had extraordinary expenses in 2015 due to weather and storm damage and unusual legal expenses and indicated a 10% dues increase would be appropriate to maintain our financial reserves. Mike put a motion before the Board that a 10% dues increase for 2016 to the sum of \$285.00 should be approved. His motion was seconded, discussed and unanimously approved. Therefore, Brookshire homeowners' dues for 2016 will increase 10% to the sum of \$285.00.
- G. Yvonne offered the expense report to date, which is attached hereto and incorporated herein.

There being no further business to come before the Board, the President adjourned the meeting.

Respectfully submitted

*Judy Moschetto*, Board Secretary

## **Transition Committee Klahanie PAA to Sammamish Update – 4<sup>th</sup> Meeting 11-12-2015**

The Transition Committee representing the Klahanie PAA met for their fourth meeting on Nov. 12<sup>th</sup>. As Brookshire's representative on the committee, I would like to share some of the discussions presented at the meeting for your review.

This meeting was primarily focused on police coverage and activity/response time within the City of Sammamish. The presentation was conducted by Tim Larson, Sammamish Communications Manager, with an excellent presentation by Chief of Police, Nathan Elledge. Also discussed by Deputy Finance Director, Chris Gianini was information regarding the property tax changes as we move to being part of Sammamish.

Primary items re police coverage presented were:

- New officer hiring – two have been hired and an additional one will be brought on upon transition. A total of six being added – one sergeant and five new officers; an officer per shift to cover the Klahanie PAA and Trossachs. See attached map for patrol districts.
- #1 issue facing Sammamish now is car prowling, with increasing drug activity coming in from outside the city limits.
- Sammamish has three detectives assigned to deal with criminal activity, one ongoing patrol to deal with speeding and a night shift dedicated to DUI in the evening hours.
- Chief Elledge also shared the current and expected response time for different activity “Priority Levels”
  - Priority X – 5 minutes
  - Priority One – 8-10 minutes
  - Priority Two – 10 minutes
  - Priority Three – 18 minutes
- Contact info and additional information regarding police services can be found on their web site at: <http://www.sammamish.us/departments/lawenforcement/Default.aspx>

Primary items re finance and taxes were:

- Expectation remains that a \$500,000 home in the PAA – property taxes will be +/- \$700 less than King County. However it was mentioned that the actual numbers will most likely be different than presented during the annexation process as home values have gone up with the new 2016 tax assessment. With that said, comparing with King County in 2016 there will still be a lower tax bill for the PAA than if we remained in King Cty.
- Sammamish City tax for the coming year will be \$1.97 per 1000 of valuation and there will be no road tax or fire tax as experienced in King County. See attached comparison from 2015.

- Additional information regarding the financial services department can be found on the city website at: <http://www.sammamish.us/departments/financialservices/Default.aspx>

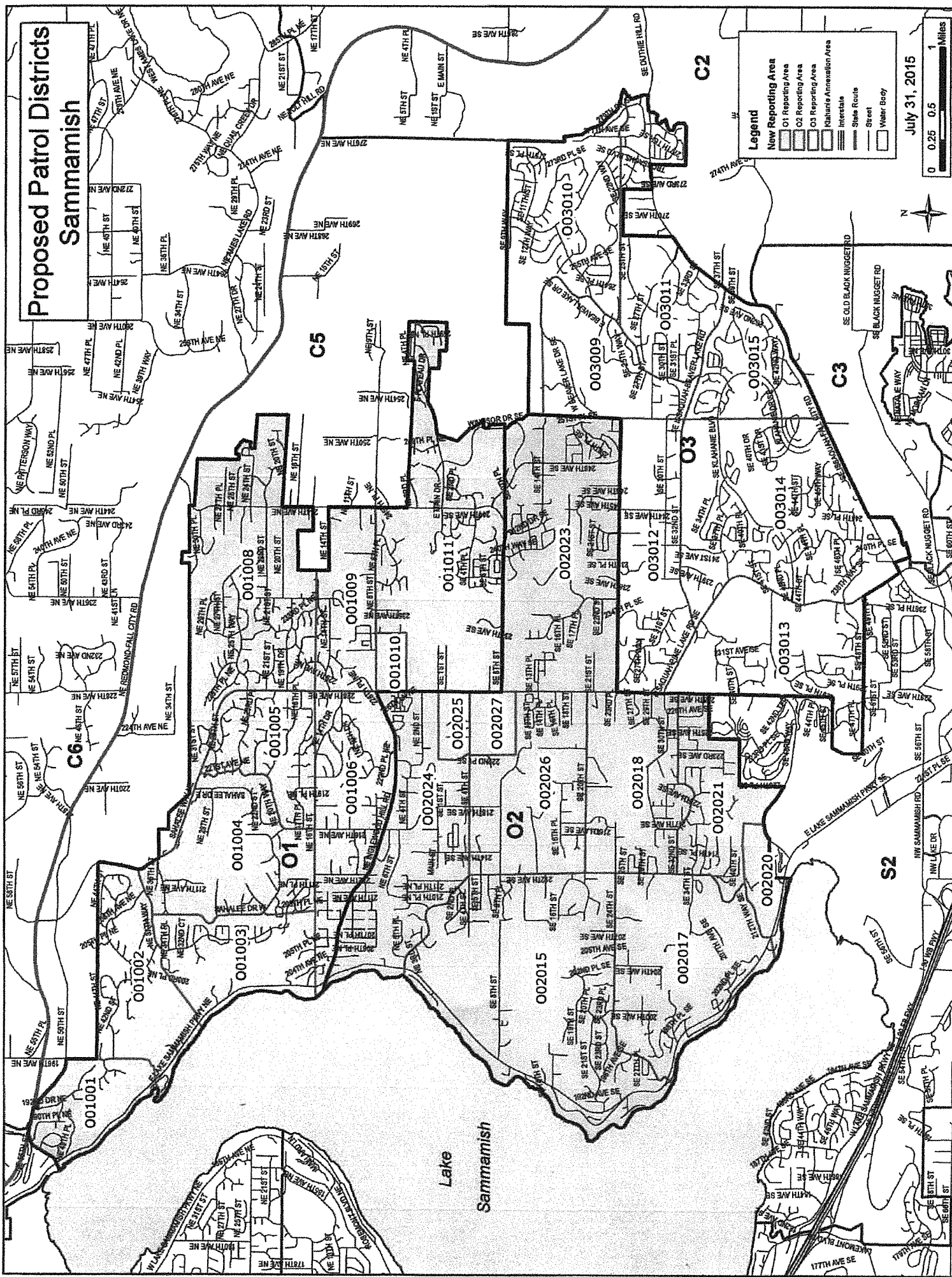
The Committees next meeting will be held on December 9th and will focus on road development and expectations for improvement.

If you have any questions, thoughts, suggestions or comments please do not hesitate to call me at 425-394-1425 or email at: [mfoss9@comcast.net](mailto:mfoss9@comcast.net)

Thanks for caring about the growth and value of our Brookshire Estates neighborhood.

Michael Foss  
Transition Committee Representative

# Proposed Patrol Districts Sammamish



**2015 Property Tax Bill Comparison**  
**Includes Property Tax & Other Charges That Appear On Bill**  
**Unincorporated King County (Klahanie) and City of Sammamish**  
**\$500,000 Single Family Residence**

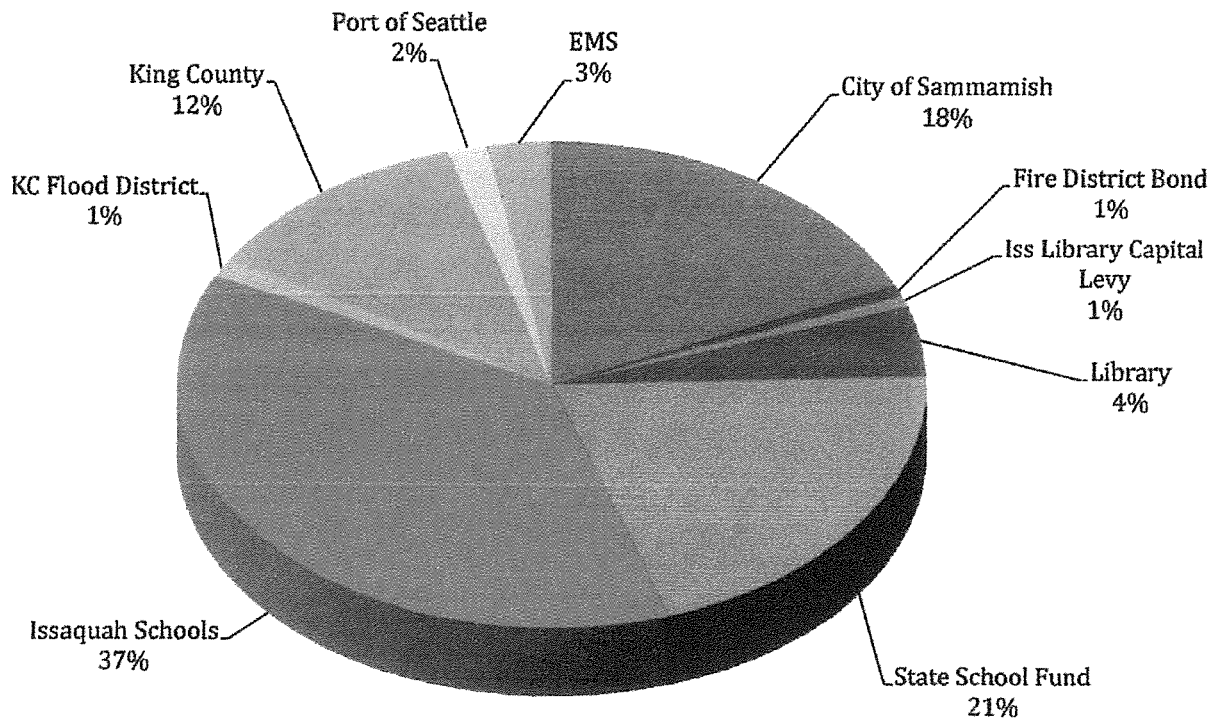
<b>Estimated Property Tax Bill</b>			
	<b>King County</b>	<b>City of Sammamish</b>	<b>Difference</b>
Property Tax <i>(see details below)</i>	\$6,152	\$5,552	(\$599)
Other Charges <i>(from actual tax bills)</i> :			
Fire Benefit Charge	228	0	(228)
SWM Annual Fee	161	209	48
SWM Bonds	11	0	(11)
Noxious Weeds	3	3	0
Conservation	9	9	0
<b>Total</b>	<b>\$6,564</b>	<b>\$5,774</b>	<b>(\$790)</b>

Note: Tax levy rates are based on 2015 rates and will change in the future. Examples used are for illustration purposes to reflect "order of magnitude" between the taxing authorities.

The Fire Benefit Charge is calculated using a number of variables. For illustration purposes, it is assumed that this charge is approximately \$0.407 to \$0.459 per \$1,000 of assessed valuation.

<b>2015 Property Tax Levy Rates (per \$1,000 of Assessed Valuation)</b>		
<b>Levy Rate by Jurisdiction</b>	<b>King County</b>	<b>City of Sammamish</b>
EMS	\$0.30217	\$0.30217
Library	0.50276	0.50276
Fire District Bond	0.07482	0.07482
Issaquah Schools	4.13599	4.13599
Iss Library CF Levy	0.07947	0.07947
City	0.00000	2.05130
King County	1.34522	1.34522
Port of Seattle	0.18885	0.18885
State School Fund	2.28514	2.28514
KC Road Levy	2.25000	0.00000
Fire District Levy	1.00000	0.00000
KC Flood District	0.13860	0.13860
<b>Total Levy Rate</b>	<b>\$12.30302</b>	<b>\$11.10432</b>

## 2015 Sammamish Property Tax Distribution





2015 expense report

Item	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
Landscaping Contract	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56	\$1,569.56		\$17,265.16
Landscaping Misc	\$2,666.33								\$421.58		\$268.28		\$3,356.19
PSE	\$20.78	\$22.56	\$20.66	\$19.63	\$16.61	\$17.44	\$16.80	\$16.80	\$18.70	\$19.68	\$19.94		\$209.60
Water/Sewer			\$50.75		\$221.28	\$661.04			\$4,271.25		\$3,539.20		\$8,743.52
M/R Common Areas	\$287.71			\$1,964.43									\$2,252.14
M/R Other								\$1,297.58					\$1,297.58
M/R Sprinkler System				\$328.50	\$93.08		\$98.55	\$114.98	\$355.88				\$990.99
Office Supplies	\$36.87												\$0.00
Printing/Copies						\$75.58			\$11.39				\$86.97
Directory Publishing													\$0.00
Miscellaneous	\$45.90	\$22.95	\$22.95	45.90		\$45.90		\$82.90	\$222.95		\$22.95		\$512.40
Postage	\$98.00												\$98.00
PO Box rental		\$62.00											\$62.00
Legal Fees HBLC								\$1,087.50					\$1,087.50
Taxes													\$0.00
PS&F Directors Liability	\$1,666.00												\$1,666.00
PS&F General Liability	\$1,207.00												\$1,207.00
Secretary of State, Dues													\$0.00
Annual Meeting, Hall													\$0.00
Annual Meeting, Projector													\$0.00
Garage Sale													\$0.00
Total	\$7,524.41	\$1,677.07	\$1,663.92	\$3,928.02	\$1,900.53	\$2,369.52	\$1,684.91	\$4,169.32	\$6,871.31	\$1,589.24	\$5,419.93	\$0.00	\$38,835.05