

**MINUTES OF ANNUAL MEETING OF  
BROOKSHIRE ESTATES HOMEOWNERS ASSOCIATION  
ON JUNE 28, 2018**

The Annual Meeting of Brookshire Estates Homeowners Association (BEHOA) took place on June 28, 2018. A quorum was declared and President Mike Foss called the meeting to order. 2017 Board members in attendance were Mike Foss President, Dick L'Heureux Vice-President, and Judy Moschetto Secretary. Board members absent were Yvonne Tichelaar Treasurer and Jeff Cao Member at Large.

**Sammamish City Engineer Report.** Mike introduced Andrew Zagars, Sammamish City Engineer, who updated the HOA on road improvements and construction going on in Sammamish. Andrew advised that Issaquah-Fall City Road is being widened with addition of bike lanes, pedestrian crosswalks and with student safety playing a prominent role in design and construction given the schools around that area. He advised that a bridge will be constructed over the Issaquah-Fall City Road in the area of Klahanie QFC Village. He is dealing with King County Core of Engineers regarding the wetlands in that area. He referred the HOA to the City of Sammamish website where they may check on the progress of the project. He further advised that there will be another Sammamish Open House scheduled right before construction starts.

Andrew further advised that Issaquah-Pine Lake Road is being surveyed and designs will be submitted to the City Council with a proposal to widen the road and include bike lanes. He anticipates construction to commence 2020 or 2021.

Andrew answered questions from HOA residents regarding traffic impacts of both Issaquah-Fall City and Issaquah-Pine Lake Roads. Andrew offered his contact information and encouraged HOA residents to contact him regarding questions and concerns at any point during planning and construction as follows:

Andrew Zagars, P.E., City Engineer

[zagars@samamish.us](mailto:zagars@samamish.us)

425-295-0561 (phone)

425-577-8678 (cell)

425-295-0600 (fax)

An email from Sam Park of City of Sammamish to Mike Foss regarding the project update was shared with the HOA and is attached hereto and incorporated herein. Mike expressed appreciation and gratitude to Andrew for taking the time to appear and speak at our HOA meeting.

**Financial Report.** President Mike Foss delivered the financial report in Yvonne's absence. The irrigation repair has been completed and the system is ready for the Sammamish

Water Audit. Mike has contacted one private auditor who has made a bid. Mike advised he will contact other private auditors to receiving competing bids and report back to the Board.

Mike reported Yvonne has not yet received bills for the irrigation work but assured the HOA that sufficient funds have been set aside to pay for the same.

The Board has contracted for tree trimming and cleanup which are scheduled for July and for which funds have been set aside for payment of the same.

The Treasurer's 2017 Expense Report was shared with the HOA and is attached hereto and incorporated herein.

The Treasurer's 2018 Expense Report to date was shared with the HOA and is attached hereto and incorporated herein.

The Treasurer's 2018 Budget and Year End Comparisons from 2012, 2013, 2014, 2015, 2016 and 2017 were shared with the HOA and is attached hereto and incorporated herein. It was pointed out that Sammamish Water expense was so high in 2015 because the HOA failed the water audit necessitating the repairs which have been completed. We have the audit costs in a separate category. The 2018 budget for water takes into account that we are now using water at a very high cost because an audit is still pending and at this writing we do not know when the audit will be done and if additional repairs need to be made. The water expense also takes into account several increases that were implemented since 2012. The grounds and sprinkler costs for 2018 include the irrigation repairs and updates performed in 2018.

Mike reported that the Board contracted to have the entry signs repaired and repainted, which project is estimated to be concluded in July. Mike reported that when the contractor removed the signs rot was found which the contractor is repairing prior to refinishing and repainting the entry signs. The Board believes that high quality workmanship and materials being used will preserve the entry signs in high standard for many years to come.

Mike reported that our HOA home values have increased and are maintaining those values making Brookshire a very desirable place in which to live.

**New HOA Directory.** Mike advised that the 2018 HOA Directory has gone to print and that he will be picking up the same and delivering the same within the next 5 days from meeting date.

**Sammamish Fireworks Regulations.** A press release dated June 14, 2018 from the City of Sammamish was shared with the HOA, a copy of which is attached hereto and incorporated herein. Mike pointed out that the City has tightened regulations regarding use of fireworks within City limits to include a "responsible person" as defined in the Regulations may be included in responsibility and liability if fireworks are discharged on a resident's property even if that resident is not present on the property at the time of the offense. Fireworks are illegal within the City of Sammamish and residents are cautioned to be mindful of the same and of the possible penalties and fines associated with the same.

**Crime in our Neighborhood.** A resident raised concerns about crime in our neighborhood but it was noted that no major reports of crime have been made in our area and that the presence of the Sammamish Police has greatly increased and contributed to our well-

being. Residents are encouraged to contact Sammamish Police if anyone sees anything occurring that may be criminal or concerning.

**Wildlife in our Neighborhood.** A concern was raised about wildlife appearing in our neighborhood. Residents were reminded that wildlife has lived in our area for many years and to exercise caution if one encounters or sees wildlife in our neighborhood. Residents are encouraged to use our email system and/or contact the Board to alert neighbors of wildlife in our area.

**Appreciation to Yvonne.** Mike and the Board expressed appreciation and gratitude to Yvonne Tichelaar, our Treasurer, for being such a good steward of our treasury and of our grounds and irrigation system. Yvonne has performed above and beyond the call and we are very appreciative.

**Board Nominations.** Nominations were opened for any Board position, for which no one was nominated nor volunteered. A motion was made and seconded and unanimously approved by the HOA that the current Board continue to serve in their respective positions until the next annual meeting to be held in 2019.

**Meeting Adjourned.** There being no further business brought before the HOA meeting, it was moved and seconded and unanimously approved that the meeting adjourn. Mike thanked the homeowners who attended the annual meeting and formally adjourned the 2018 meeting.

Respectfully submitted,

*Judy Moschetto, Board Secretary*

**From:** Sam Park <SPark@sammamish.us>  
**Sent:** Wednesday, May 2, 2018 11:40 AM  
**To:** Mike Foss  
**Cc:** Harrison Price  
**Subject:** IFCR Project Update

Hello Mr. Foss,

I wanted to share an update with you, and the Brookshire HOA Board, on the Issaquah-Fall City Road Improvements Project. We're currently working on wrapping up the design and starting to plan for construction of Phase I from 242nd Avenue SE to Klahanie Drive SE.

#### **Project Update**

Over the past few months, the project team has been finishing up design and looking at ways to reduce the overall project cost. Construction is now planned to begin in 2019, largely to take advantage of opportunities to secure additional grant funding. We have also been working closely with City Council to identify potential solutions to offset rising construction and materials costs. One of the options we explored is to fully close the bridge portion of the roadway during part of construction. **On May 1, City Council approved closing the roadway from 147th PI SE to Klahanie Dr SE during bridge construction.** This is expected to:

- Result in a cost savings of approximately \$3 million
- Limit the total roadway construction duration to 12 to 18 months
- Reduce the duration of bridge construction from 12 months, to 6-7 months

Construction is expected to begin as soon as spring 2019 and last through winter 2020 (total duration roughly 18 months). With the changes noted above, the bridge is expected to be closed for six to seven months during this timeframe, depending on the construction sequencing proposed by the contractor. A formal detour route (planned for 32<sup>nd</sup> and Iss-Beaver Lake Rd) will be shared with the public in February 2019, before we go to construction.

We will continue to engage with City leadership, key stakeholders, community organizations, affected businesses and residents, and the broader community to identify solutions to manage traffic during construction. Please don't hesitate to reach out to the City with comments and questions, or to request a briefing with you to discuss these changes.

#### **Next Steps**

The City is continuing to move forward with design and construction planning. Once a contractor is on board, we will to host a pre-construction meeting in February 2019 to provide details about construction. In the meantime, if you have additional questions please let me know; I would be happy to meet with you in person, attend a meeting with you, or talk over the phone.

Sincerely,  
Sam

**Samuel Park, P.E.**  
Senior Project Engineer | City of Sammamish | (425) 295-0538  
[SPark@sammamish.us](mailto:SPark@sammamish.us)



# 2017 expense report

Item	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
Landscaping Contract	\$1,684.11	\$1,684.11	\$1,684.11	\$1,691.80	\$1,691.80	\$1,691.80	\$1,691.80	\$1,691.80	\$1,691.80	\$1,691.80	\$1,691.80	\$1,691.80	\$20,278.53
Landscaping Misc													\$0.00
PSE	\$22.61	\$21.70	\$21.70	\$19.72	\$16.68	\$16.81	\$15.87	\$16.81	\$16.81	\$18.77	\$19.99	\$21.98	\$229.45
Water/Sewer	\$54.62	\$56.72			\$57.62		\$303.93	\$1,635.48			\$1,170.40	\$235.83	\$3,514.60
M/R Common Areas			\$24.33				\$2,732.40						\$2,756.73
M/R Other													\$0.00
M/R Sprinkler System													\$319.00
Office Supplies						\$54.99							\$234.86
Printing/Copies													\$0.00
Directory Publishing													\$0.00
Miscellaneous	\$22.95	\$22.95	\$22.95	22.95	\$46.90	\$22.95	\$22.95	\$22.95	\$22.95	\$22.95	\$22.95	\$22.95	\$298.35
Postage													\$49.00
PO Box rental		\$76.00											\$76.00
Legal Fees HBL C													\$35.00
Taxes													\$35.00
P&S&F Directors Liability	\$1,738.00												\$1,738.00
P&S&F General Liability	\$1,207.00												\$1,207.00
Secretary of State, Dues													\$10.00
Annual Meeting, Hall													\$0.00
Annual Meeting, Projector													\$0.00
Garage Sale													\$0.00
Total	\$4,729.29	\$1,861.48	\$1,753.09	\$1,734.47	\$1,812.00	\$1,786.55	\$4,768.95	\$3,367.04	\$1,731.56	\$1,733.52	\$3,269.14	\$2,201.43	\$30,746.52

# 2018 expense report

Item	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec Total
Landscaping Contract	\$1,776.50	\$1,776.50	\$1,776.50	\$1,776.50	\$1,776.50	\$1,776.50						\$10,659.00
Landscaping Misc				\$995.00								\$995.00
PSE	\$21.10	\$22.20	\$20.17	\$19.13	\$17.84	\$16.41						\$116.85
Water/Sewer		\$292.65		\$329.13		\$599.95						\$1,221.73
M/R Common Areas												
M/R Other					\$47.49							\$47.49
M/R Sprinkler System	\$572.00											\$572.00
Office Supplies												
Printing/Copies			\$6.59			\$48.80						\$55.39
Directory Publishing												\$0.00
Miscellaneous	\$22.95	\$22.95	\$22.95	22.95	\$45.90							\$137.70
Postage												
PO Box rental	\$82.00											\$82.00
Legal Fees HBLC												
Taxes												
PS&F Directors Liability		\$1,788.00	\$220.29									\$0.00
PS&F General Liability		\$1,408.00	\$47.73									\$1,567.71
Secretary of State, Dues												\$1,455.73
Annual Meeting, Hall												\$0.00
Annual Meeting, Projector												\$0.00
Garage Sale												\$0.00
Total	\$2,474.55	\$5,310.30	\$1,653.65	\$3,142.71	\$1,887.73	\$2,441.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,910.60

## 2018 Budget

Year End Comparisons		2012	2013	2014	2015	2016	2017	Budget 2018
<b>Beginning Cash Balance</b>		\$13,204.55	\$6,776.74	\$10,030.13	\$9,845.36	\$5,228.05	\$15,945.02	\$24,528.50
<b>Income</b>								
	Dues	\$30,767.00	\$33,340.00	\$32,660.00	\$35,979.87	\$39,330.00	\$39,330.00	\$39,330.00
	Other *	\$0.00	\$0.00	\$0.00	\$0.00	\$2,467.35	\$0.00	\$0.00
	Penalties	\$0.00	\$52.80	\$19.20	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>		<b>\$30,767.00</b>	<b>\$33,392.80</b>	<b>\$32,679.20</b>	<b>\$35,979.87</b>	<b>\$41,797.35</b>	<b>\$39,330.00</b>	<b>\$39,330.00</b>
<b>Expenses</b>								
<b>Utilities</b>								
	Sammamish Wtr	\$3,758.45	\$3,990.44	\$5,334.06	\$8,743.52	\$4,928.24	\$3,514.60	\$6,000.00
	PSE - Electric	\$220.85	\$229.49	\$233.46	\$226.63	\$206.57	\$229.45	\$250.00
	Water Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$936.23	\$0.00	\$6,000.00
	total Utilities	<b>\$3,979.30</b>	<b>\$4,219.93</b>	<b>\$5,567.52</b>	<b>\$8,970.15</b>	<b>\$6,071.04</b>	<b>\$3,744.05</b>	<b>\$12,250.00</b>
<b>Landscaping</b>								
	Routine Care	\$16,494.00	\$16,494.00	\$17,715.60	\$18,834.66	\$18,972.37	\$20,278.53	\$21,318.00
	Plantings	Incl	Incl	Incl	Incl	Incl	Incl	Incl
	Misc/extra	\$1,231.88	\$1,713.69	\$4,862.92	\$3,421.89	\$314.27	\$0.00	\$7,000.00
	Total Landscape	<b>\$17,725.88</b>	<b>\$18,207.69</b>	<b>\$22,578.52</b>	<b>\$22,256.55</b>	<b>\$19,286.64</b>	<b>\$20,278.53</b>	<b>\$28,318.00</b>
<b>Insurance</b>								
	Association	\$1,359.00	\$1,424.00	\$1,528.00	\$1,666.00	\$1,666.00	\$1,738.00	\$1,567.00
	Grounds	\$1,182.00	\$1,182.00	\$1,182.00	\$1,207.00	\$1,207.00	\$1,207.00	\$1,456.00
	total Insurance	<b>\$2,541.00</b>	<b>\$2,606.00</b>	<b>\$2,710.00</b>	<b>\$2,873.00</b>	<b>\$2,873.00</b>	<b>\$2,945.00</b>	<b>\$3,023.00</b>
<b>Maintenance/Repairs</b>								
	Grounds/Sprinkler	\$1,604.18	\$0.00	\$302.22	\$990.99	\$1,293.70	\$319.00	\$9,000.00
	Other	\$91.98	\$0.00	\$342.63	\$1,585.29	\$248.57	\$0.00	\$2,500.00
	Street Number	\$1,964.43	\$0.00	\$0.00	\$1,964.43	\$0.00	\$2,756.73	\$0.00
	Total Maintenance/Repairs	<b>\$3,660.59</b>	<b>\$0.00</b>	<b>\$644.85</b>	<b>\$4,540.71</b>	<b>\$1,542.27</b>	<b>\$3,075.73</b>	<b>\$11,500.00</b>
<b>Administrative</b>								
	Office Supplies	\$243.99	\$124.78	\$116.34	\$573.30	\$518.24	\$234.86	\$500.00
	Legal Council/Dues	\$8,519.50	\$4,192.50	\$624.50	\$1,087.50	\$205.75	\$45.00	\$500.00
	Printing/Copies	\$96.91	\$102.92	\$207.99	\$86.97	\$0.00	\$0.00	\$100.00
	Postage/Mailings	\$165.15	\$272.54	\$67.60	\$209.00	\$144.83	\$125.00	\$175.00
	Directory/Web Site	\$0.00	\$314.00	\$306.65	\$0.00	\$438.61	\$298.35	\$600.00
	Annual Mtg	\$262.50	\$99.05	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Admin	<b>\$9,288.05</b>	<b>\$5,105.79</b>	<b>\$1,363.08</b>	<b>\$1,956.77</b>	<b>\$1,307.43</b>	<b>\$703.21</b>	<b>\$1,875.00</b>
<b>Taxes</b>								
	Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Expenses</b>		<b>\$37,194.82</b>	<b>\$30,139.41</b>	<b>\$32,863.97</b>	<b>\$40,597.18</b>	<b>\$31,080.38</b>	<b>\$30,746.52</b>	<b>\$56,966.00</b>
<b>Over/Short</b>		<b>-\$6,427.82</b>	<b>\$3,253.39</b>	<b>-\$184.77</b>	<b>-\$4,617.31</b>	<b>\$10,716.97</b>	<b>\$8,583.48</b>	<b>-\$17,636.00</b>
<b>Ending Cash Balance</b>		<b>\$6,776.73</b>	<b>\$10,030.13</b>	<b>\$9,845.36</b>	<b>\$5,228.05</b>	<b>\$15,945.02</b>	<b>\$24,528.50</b>	<b>\$6,892.50</b>

\* 2016 Income, Includes water usage refund



# **Sammamish Tightens Enforcement of Fireworks Regulations**

**Release Date: June 14, 2018**

Sammamish residents should be aware of recent changes to the City of Sammamish fireworks regulations.

Though fireworks have been regulated in the Sammamish city limits since 2000, this year's changes to the regulations impact who can be held responsible for illegal possession and discharge of fireworks. Under the new regulations, for 2018, the discharge of fireworks by any "responsible person" will result in a \$1000 penalty. A "responsible person" is defined as:

- (i) The person(s) with the right to control the property at the time that the discharge of fireworks occurs, whether such control arises by ownership, lease, or other legal right and whether or not such person(s) are present at the time of such discharge;
- (ii) The person(s) in immediate control of property at which the discharge of fireworks takes place; or
- (iii) The person(s) who organizes, supervises, sponsors, conducts, allows, controls, or controls access to the discharge of fireworks.

These new regulations mean that you could be held responsible for fireworks that are discharged on your property, even if you're not on your property at the time of discharge. Additionally, if a situation arises where police officers are not able to enter your property to determine the person(s) discharging the fireworks, they can issue a civil infraction to the property owner. We encourage you to inform your family members, guests, and renters of these new regulations.

On June 1, 2019, the financial penalties will change to a tiered system. The penalty will remain \$1000 for the first violation, but it will increase to \$5000 for the second, and \$10,000 for a third.

For more information on the new Ordinance visit <https://www.codepublishing.com/WA/Sammamish/Chapter 8.10 Fireworks>.

To report fireworks in your neighborhood please use the non-emergency dispatch number 206-296-3311. Please leave the fireworks to the professionals, and join us for a fantastic show at the 4+ on the Plateau.