

**MINUTES OF ANNUAL MEETING OF
BROOKSHIRE ESTATES HOMEOWNERS ASSOCIATION
JUNE 23, 2015**

The annual meeting of Brookshire Estates Homeowners Association was held on June 23, 2015 at The Lodge at Beaver Lake. The meeting was called to order by HOA President Dick Lheureux, who declared a quorum at 7:05pm. Many Brookshire Estate homeowners were in attendance as well as all Board members.

- 1. Sammamish Annexation Update.** Tim Larson, Communications Manager for the City of Sammamish, was invited by the Board to give an update to our homeowners regarding annexation. Mr. Larson indicated that 86% of the Klahanie PAA electorate voted in favor of annexing to the City of Sammamish and that the City is happy that Klahanie PAA will be joining Sammamish. He indicated that the City is in good shape regarding the annexation process. January 1, 2016 is the proposed annexation date, and he indicated King County has advised that annexation by January 1, 2016 will accord the PAA area for tax relief & benefits accorded to Sammamish. According to his information, a \$500,000 home in Sammamish will pay approximately \$600 to \$800 less in taxes.

Mr. Larson indicated the Sammamish City Manager is negotiating with King County to use revenue to invest in the PAA, which will include approximately \$40,000 for parks maintenance and approximately \$200,000 for roadways.

Sammamish will be hiring 6 new police officers. On January 1, 2016 3 new officers will have been hired and the number of new officers hired will eventually increase to 6. During the hiring process the annexed area will definitely be protected by City of Sammamish.

Mr. Larson brought with him City of Sammamish Annexation Update, which is attached to these Minutes and incorporated herein.

Mr. Larson concluded his presentation and the meeting was opened to questions from homeowners. One homeowner inquired regarding an expansion on Pine Lake Road, which Mr. Larson advised was budgeted at approximately \$3,000,00 and anticipated to occur within two to 3 years. He indicated that annexation funds would be included for payment for these road improvements and further advised that the City of

Sammamish requires developers to help pay for road improvements. He indicated road improvement to Issaquah-Fall City road was budgeted at this time for approximately \$20,000,000 and indicated Sammamish would be applying for federal grant money.

Another homeowner questioned whether we needed to change addresses on our personal mailings or any other address information, to which Mr. Larson replied that no address or zip code change is needed at this time and no change is anticipated unless the US Post Office advises the City otherwise.

Mr. Larson indicated a Transition Committee has been formed to advise the City on the annexation transition and act as a sounding board, consisting of one member from each development in the PAA. Mike Foss, Board Vice-President, is Brookshire's committee member.

Mr. Larson indicated that with the PAA annexation, the population of the City of Sammamish will increase to about 60,000.

There being no further questions for Mr. Larson, before he left the Board President expressed appreciation and gratitude for Mr. Larson's presentation and told him how pleased Brookshire residents are to be in the City of Sammamish.

2. Introduction of Board Members. The Board President then introduced the current Board members:

Mike Foss: Vice-President, Webmaster and Annexation Transition Committee Representative from Brookshire

Yvonne Tichelaar: Treasurer

Jeff Cao: Member At Large

John Woloszyn: Architectural Committee Chair

Judy Moschetto: Secretary

The Board President indicated homeowners are welcome to volunteer and participate on the Board.

3. Update on Brookshire Estates. The President and Vice-President jointly updated what has happened in Brookshire since our last annual meeting:

House numbers have been painted curbside at each home, done well and at the same price as previously done. We anticipate not having to do the same for another 3 years;

The retention pond problem caused by a beaver has been fixed by King County; Cleaning and repairing of Brookshire mailboxes will be done this summer, weather allowing, by a company using environmentally safe products and processes, for approximately \$2000.

4. **Recognition of Homeowners.** The President indicated the Board wishes to recognize homeowners who exemplify Brookshire standards and sends out a note of gratitude to individual homeowners in recognition of same.
5. **Brookshire Home Sales.** The President indicated that homes in Brookshire are highly valued and desirable resulting in home sales achieving excellent prices and a short time on the market.
6. **Treasurer's Report.** Our Treasurer reviewed 2014 Expenses and 2015 Budget comparisons in materials which she delivered to the homeowners and each of which is attached to these Minutes and incorporated herein. She indicated that the 2015 Budget included landscaping costs for past storm damage and mailbox cleaning and repair costs.
7. **Concern Over Fireworks.** The Board suggests and requests that homeowners refrain from setting off fireworks this July 4th due to the extremely dry and hazardous conditions in the area and that neighbors be considerate of each other so as not to endanger homes or property. Suggestions were made to attend one of the fireworks displays sponsored by municipal entities instead of shooting fireworks in our neighborhood.
8. **Toll Brothers/Overlook Update.** A representative of Toll Brothers/Overlook was invited to the meeting but we had no response to the invitation so the President and Vice-President updated everyone at the meeting. Construction at The Overlook is behind schedule, the landscaping is done, the sales home is open and the developer is having open houses. The prices for apartments, condos and homes range between \$400,000 to \$800,000, which will enhance the value of homes in Brookshire.
9. **Traffic Light at Entrance.** Discussion was had about the length of time it takes for the traffic light at our entrance to time out and allow traffic to exit from Brookshire onto Pine Lake Road and how it seems to be a longer duration than when first installed. The President indicated he has contacted Steven Chen, Sammamish Traffic Manager re same and Mr. Chen advises he will investigate and adjust the light. The President encouraged residents to contact Mr. Chen directly and request him to address the traffic light wait times.
10. **Burglaries in Brookshire.** There has been a break-in of a home in Brookshire. The homeowner victim attended our annual meeting and reported that she made a police report but no one has been caught and no progress has been made as of yesterday. Discussion among Brookshire residents ensued regarding alarm system company

recommendations and a possible block watch. The President pointed out that Brookshire had attempted to form a block watch some years ago but the same was not successful due to lack of participation. The President suggested that one of the best protection methods is to know one's neighbors and keep an eye out for each other and encouraged neighbors to introduce themselves and make connections with their neighbors.

11. Pot Luck Party. One resident suggested a good way for neighbors to meet one another is to have a pot luck party some summer evening. This resident volunteered to spearhead the pot luck get together.

12. Meeting Adjourned. There being no further business before the meeting nor other business brought up by residents, the President thanked everyone who attended and adjourned the meeting at 8:15.

Respectfully submitted

Judy Moschetto, Board Secretary



Annexation Update
Brookshire Estates Homeowners' Association
June 23, 2015

Frequently Asked Questions on Klahanie-area Annexation

Q: When will Brookshire Estates become part of Sammamish?

A: The city's goal is to make the annexation official on Jan. 1, 2016.

Q: When will taxes go down?

A: According to the county, taxes for the annexed neighborhoods will go down in 2016 if the city passes an ordinance next month that identifies Jan. 1 as the official annexation date.

Q: There was talk earlier of making the annexation official by Aug. 1, 2015. What changed?

A: The county told us initially that taxes would not go down in 2016 unless we annexed by Aug. 1. Later they told us taxes would go down in 2016 if we annexed by Jan. 1, 2016. So, we have a little more time than we thought.

Q: When do people in the annexed area have to change their address?

A: You don't have to change anything. Your street address and zip code will remain the same. Your mail will arrive at your home even if the address says Issaquah.

Q: In summary, what are the primary benefits of annexation to Sammamish?

A: Lower taxes, better services.

Specifically:

- More police, better coverage, faster response
- Major road improvements (Issaquah-Fall City Road, Issaquah-Pine Lake Road)
- Better road maintenance
- Better road clearing during snow storms
- Better parks maintenance
- Self-governance close to home
- Lower taxes: (\$700 to \$800 less on a \$500,000 home)

Q: Does Sammamish have a utility tax like most cities do?

A: No

Q: What impact will the annexation have on the Regional Transit Authority (RTA) Tax?

A: Nothing will change. Residents in the annexation area already pay the RTA tax and will continue to do so after annexation.

Q: How many additional police officers will be hired if the annexation takes place?

A: The plan is to hire six additional officers – one sergeant and five patrol officers.

Q: We understand the operating revenue from the Klahanie area will exceed the new operating expenditures required to serve the Klahanie area. How much of an annual operating surplus will the annexation create?

A: Our fiscal analysis projects a \$1.4 million annual operating surplus.

Q: What road improvements will the city make?

A: The city has already committed to spending \$3 million designing improvements on Issaquah-Fall City Road. The additional \$20 million required for construction would be paid through a bond, or a combination of a bond and government grants. The debt service on the bond would be more than covered by the \$1.4 million in surplus revenue produced by the annexation. The city will also make improvements to Issaquah-Pine Lake Road.

Q: How soon will these major road improvements be made?

A: There is no exact timeline at this point due to a number of variables, but the city recognizes that these are high-priority items.

Q: What about improvements to neighborhood streets?

A: Over time, the city will bring Klahanie-area streets up to the same standards that exist in Sammamish. That means resurfacing, and more preventative maintenance and patching.

Q: How quickly will the improvements to neighborhood streets happen?

A: Some will happen shortly after annexation, but Klahanie-area roads will become part of the city's pavement management rating system. All roads in the city are evaluated, ranked and then wait for their number to come up.

Q: How much does Sammamish spend annually on resurfacing roads?

A: In recent years, the city has invested \$3 million annually. By way of contrast, King County has spent only \$2 million annually – for the entire county.

Q: What parks and recreation facilities will be taken over by the city?

A: The city will take over the maintenance and care of Klahanie Park. No other facilities will transfer to the city.

Q: Will the annexation have any effect on where children go to school?

A: No.

Q: When will Klahanie-area residents be eligible to run for Sammamish City Council?

A: As soon as the annexation becomes official, if they meet these two conditions:

- 1 – They must be registered to vote before the candidate filing deadline.
- 2 – They must have lived in the annexation area for a full year before the election date.

Q: Will annexation bring any changes to fire and emergency services?

A: No. Residents will be served in the same way by Eastside Fire & Rescue.

Q: What else will be unaffected by annexation?

A: Animal control, garbage, schools, water and sewer – those won't change at all.

2014 Expenses

Item	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
Landscaping Contract	\$1,409.32	\$1,409.32	\$1,409.32	\$1,409.32	\$1,509.79	\$1,509.79	\$1,509.79	\$1,509.79	\$1,509.79	\$1,509.79	\$1,509.79	\$1,509.79	\$17,715.60
Landscaping Misc			\$1,231.88	2841.53		\$399.68	\$16.64	\$318.65	\$17.56	\$21.31		\$71.18	\$4,862.92
PSE	\$22.37	\$20.48	\$20.48	\$17.63	\$17.44	\$17.55	\$284.36	\$17.55		\$22.84		\$22.84	\$233.46
Water/Sewer	\$46.96		\$48.15	\$203.61		\$17.55		\$1,918.88		\$2,783.26	\$21.61	\$48.84	\$5,334.06
M/R Common Areas											\$342.63		\$342.63
M/R Other				\$302.22									\$0.00
M/R Sprinkler System													\$302.22
Office Supplies					\$44.65							\$71.69	\$116.34
Printing/Copies					\$91.22								\$91.22
Directory/Publishing										\$306.65			\$306.65
Miscellaneous										\$93.82	\$22.95		\$116.77
Postage		\$62.00		\$5.60									\$67.60
PO Box rental													\$0.00
Legal Fees HBLC				\$15.00	\$335.00			\$249.50			\$15.00		\$614.50
Taxes													\$0.00
PS&F Directors Liability	\$1,528.00												\$1,528.00
PS&F General Liability		\$1,182.00											\$1,182.00
Secretary of State, Dues											\$10.00		\$10.00
Annual Meeting, Hall													\$40.00
Annual Meeting, Projector						\$40.00							\$0.00
Garage Sale													\$0.00
Total	\$3,006.65	\$2,673.80	\$2,709.83	\$4,794.91	\$1,998.10	\$1,967.02	\$1,810.79	\$4,014.37	\$1,527.35	\$4,714.83	\$1,921.98	\$1,724.34	\$32,863.97

2015 Budget

Year End Comparisons		2009	2010	2011	2012	2013	2014	Budget 2015
Beginning Cash Balance		\$424.04	\$5,984.50	\$7,557.00	\$13,204.55	\$6,776.74	\$10,030.13	\$9,845.36
Income	Dues	\$47,070.00	\$30,213.33	\$30,360.00	\$30,767.00	\$33,340.00	\$32,660.00	\$35,880.00
	Interest	\$3.06	\$0.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Penalties	\$567.80	\$15.40	\$0.00	\$0.00	\$52.80	\$19.20	\$0.00
Total Income		\$47,640.86	\$30,228.86	\$30,360.00	\$30,767.00	\$33,392.80	\$32,679.20	\$35,880.00
Expenses								
Utilities	Sammamish Wtr	\$3,229.08	\$1,776.74	\$2,813.93	\$3,758.45	\$3,990.44	\$5,334.06	\$5,500.00
	PSE - Electric	\$278.03	\$282.15	\$293.30	\$220.85	\$229.49	\$233.46	\$250.00
	Water Audit							
total Utilities		\$3,507.11	\$2,058.89	\$3,107.23	\$3,979.30	\$4,219.93	\$5,567.52	\$5,750.00
Landscaping	Routine Care	\$13,912.50	\$13,928.40	\$13,928.40	\$16,494.00	\$16,494.00	\$17,715.60	\$18,840.00
	Plantings	\$1,917.83	\$2,965.27	\$3,246.69	Incl	Incl	Incl	Incl
	Misc/extra	\$0.00	\$1,136.83	\$0.00	\$1,231.88	\$1,713.69	\$4,862.92	\$3,000.00
Total Landscape		\$15,830.33	\$18,030.50	\$17,175.09	\$17,725.88	\$18,207.69	\$22,578.52	\$21,840.00
Insurance	Association	\$1,311.00	\$1,321.00	\$1,321.00	\$1,359.00	\$1,424.00	\$1,528.00	\$1,666.00
	Grounds	\$1,398.00	\$1,182.00	\$1,182.00	\$1,182.00	\$1,182.00	\$1,182.00	\$1,207.00
	total Insurance	\$2,709.00	\$2,503.00	\$2,503.00	\$2,541.00	\$2,606.00	\$2,710.00	\$2,873.00
Maintenance/Repairs	Grounds/Sprinkler	\$17,321.13	\$0.00	\$273.75	\$1,604.18	\$0.00	\$302.22	\$750.00
	Other *	\$143.38	\$2,875.36	\$128.51	\$91.98	\$0.00	\$342.63	\$2,750.00
	Street Number	\$0.00	\$2,070.00	\$0.00	\$1,964.43	\$0.00	\$0.00	\$1,964.43
Total Maintenance/Repairs		\$17,464.51	\$4,945.36	\$402.26	\$3,660.59	\$0.00	\$644.85	\$5,464.43
Administrative	Office Supplies	\$88.00	\$94.79	\$36.46	\$243.99	\$124.78	\$116.34	\$150.00
	Legal Council/Dues	\$2,271.70	\$798.00	\$781.00	\$8,519.50	\$4,192.50	\$624.50	\$1,000.00
	Printing/Copies	\$0.00	\$0.00	\$102.32	\$96.91	\$102.92	\$207.99	\$100.00
	Postage/Mailings	\$169.75	\$165.82	\$136.65	\$165.15	\$272.54	\$67.60	\$150.00
	Directory	\$0.00	\$0.00	\$408.44	\$0.00	\$314.00	\$306.65	\$325.00
	Annual Mtg	\$40.00	\$60.00	\$60.00	\$262.50	\$99.05	\$40.00	\$50.00
Total Admin		\$2,569.45	\$1,118.61	\$1,524.87	\$9,288.05	\$5,105.79	\$1,363.08	\$1,775.00
Taxes	Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses		\$42,080.40	\$28,656.36	\$24,712.45	\$37,194.82	\$30,139.41	\$32,863.97	\$37,702.43
Over/Short		\$5,560.46	\$1,572.50	\$5,647.55	-\$6,427.82	\$3,253.39	-\$184.77	-\$1,822.43
Ending Cash Balance		\$5,984.50	\$7,557.00	\$13,204.55	\$6,776.73	\$10,030.13	\$9,845.36	\$8,022.93

* MAINTENANCE OTHER INCLUDES \$2,000 FOR CLEANING THE MAILBOX COVERS