

**MINUTES OF ANNUAL MEETING OF
BROOKSHIRE ESTATE HOMEOWNERS ASSOCIATION
MARCH 27, 2013**

The annual meeting of the Brookshire Estate Homeowners Association was held on March 27, 2013 at Challenger Elementary School. BEHOA President Dick L'Heureux announced at 7:10pm that the attendance reached a quorum and convened the meeting. The President welcomed all the homeowners to the meeting and introduced the Board to all present. He called attendees' attention to the agenda each received upon checking in. A copy of the Agenda is attached to these Minutes.

Year In Review. The President advised that Brookshire passed its water audit for the fourth consecutive year, and that home values in our development are showing a strong recovery. He indicated that at this meeting we will have an in-depth discussion of both CamWest/Toll Brothers Development and the proposed Annexation by the City of Issaquah, as well as other topics outlined in the Agenda.

Financial Report. Yvonne Tichelaar, BEHOA Treasurer, took the floor to review BEHOA financial report. Copies of the reports given to each attendee are attached to these Minutes. She advised the biggest expenditure this year has been for attorneys' fees incurred in representing BEHOA interests in the CamWest/Toll Brothers development adjacent to Brookshire. She advised funds had been spent on painting house numbers on our streets, tree cleanup after the storms and the Board's anticipation that further attorneys' fees may be incurred in the CamWest/Toll Brothers issues. She advised that the Board had voted to tighten BEHOA budget on landscaping this year.

CamWest/Toll Brothers. Vice-President Mike Foss has been particularly involved with BEHOA attorneys on this issue. He reported that success has been achieved on averting entry on 239th for the CamWest development. Mike has also been very involved with the Issaquah/Pine Lake Road issues that involve King County and the City of Sammamish. He advised that on Friday, March 29, a telephone conference call is scheduled among CamWest attorneys, BEHOA

attorneys and King County to schedule another hearing and/or to attempt resolution of the traffic control issues. He advised he would report back to the Board regarding the outcome of said phone conference.

Klahanie PAA/Issaquah Annexation. Dick introduced Mark Hinthorne, Issaquah City Planner, who has agreed to address BEHOA annual meeting regarding possible Annexation. Mr. Hinthorne advised the City of Issaquah is doing a fiscal analysis. He advised a study 10 years ago indicated that PAA would receive better services from the City of Issaquah at a lesser tax rate and, in fact, King County's master plan produced in the 1990s called for an established city to annex unincorporated areas.

Mr. Hinthorne indicated that in the 2005 annexation election, 67% of voters wanted annexation but because the measure was presented in a two-part vote, tax assumption was voted down and the measure failed. South Cove area voted in favor of Annexation in 2005 and was annexed by the City of Issaquah.

The City of Issaquah commissioned a study, drafts of which are available online to anyone, regarding benefits versus revenue for areas currently unincorporated. Mr. Hinthorne advised that the study is looking at annexation of whole PAA area; however the Council may choose to annex parts of the PAA if the whole is not annexed.

Mr. Hinthorne spoke about the Citizens Task Force review of Annexation issues. Our Board members, Dick L'Heureux and Mike Foss, are members of the Citizens Task Force. Mr. Hinthorne pointed out that this task force does not make recommendations but functions in a review capacity.

Mr. Hinthorne advised that the final report on Annexation is due in May 2013. Annexed areas would be served by Issaquah Police Department, Issaquah City Hall would issue any appropriate permits, City of Issaquah would take care of storm water management and annexed areas would be served by Issaquah City Council representatives. Services that would not change include fire department, public schools, library, basic utilities and garbage services. Mr. Hinthorne advised that all City of Issaquah positions are at large, not elected by district, and that the City Council has 7 members.

Mr. Hinthorne advised that the City of Issaquah has scheduled two public meetings at which City representatives will present findings of the study and address public concerns. He encouraged all interested homeowners to attend either or both of those meetings, which are scheduled for May 8 at 7pm in the Issaquah City Council Chambers and for May 22 at 7pm at Challenger Elementary School. As a service to our homeowners, the Board prepared and distributed fliers with information about Annexation which included contact information for Issaquah City Councils and our King County Council member. Copies of the same are attached to these Minutes.

The meeting was then opened to questions and comments from homeowners. One homeowner asked if there was any conflict between Annexation and the CamWest development. Dick advised and clarified that these are two separate issues and they are not linked in any way. Mr. Hinthorne obviously could not speak to the second issue but advised that if a permit had been issued to camWest before the Annexation issue arose, then the permit is vested and not an issue.

Mr. Hinthorne advised that the City of Issaquah increased by 57% as a result of the 2005 Annexation and is working on a 20 year plan which is governed by the Growth Management Act. He clarified that the City of Sammamish controls Issaquah/Pine Lake Road up to SE 48th Street, and the City of Issaquah controls the road from SE 48th Street southward. The roads would be governed by all appropriate municipalities.

Rob Young, a Klahanie resident who is on their Annexation committee, attended BEHOA meeting at the invitation of the Board, and reported that his research indicates that most in Klahanie favor Annexation by Issaquah. Discussion continued among attendees of BEHOA meeting and many expressed confusion over the 2005 ballot structure and indicated if the ballot had been more clear, they would have voted for Annexation at that time.

Mr. Hinthorne concluded his presentation and was warmly thanked for his attendance and the information he gave us and left the meeting.

Discussion then ensued regarding traffic safety within Brookshire, traffic control in roundabout versus stoplight, and general safety of our development streets with several homeowners expressing concern about the speed of some

vehicles traveling within Brookshire. Concerns were also raised about mis-delivered mail.

Many attendees at that point left the meeting, even though all items on the agenda were not addressed, and the meeting was, therefore, adjourned at 8:50pm by Dick.

Respectfully submitted

Judy Moschetto, BEHOA Secretary