



## “The Birdie”

January 2007

website: <http://brae-burn.org>

### Upcoming Events

<b>January 24<sup>th</sup></b> (Wed)	<b>Members Annual Meeting</b>	Clubhouse 7 pm. See p. 2
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### Board News

**Note:** all Board meetings are open to Members. They are held the second Tuesday of each month at 7:00 p.m. at the Clubhouse. *Next Board meeting is on February 12th.* Contact Jack Caldwell if you want to present an idea to the Board or have it added to the agenda.

**Minutes of January 10th meeting.** Submitted by Joanne Jeppesen, acting secretary.

President - Jack Caldwell  
 Vice President - Wade Brown  
 Secretary - Walt Wollny - absent  
 Social Trustee - Joanne Jeppesen

Treasurer – Rich Detering  
 Maintenance Trustee - Bill Disney  
 Golf Trustee - Francis Bravo  
 Associate Rep – Harry Cummings

**1. Minutes.** Last month’s minutes were approved.

**2. Guests.** Other members in attendance: **Darlene Sobieck and Mary Steele.** Darlene said that a few people were concerned that in the notice of the Annual Meeting, dues and assessments were not listed separately. They will be listed separately on the ballot to be voted upon by members at the Annual Meeting on January 24th, as required by the Washington State Home-owners Act. A copy of the Homeowner's Act will be passed out at the Annual Meeting. Also, a copy of the budget to be approved will be placed in homeowners boxes 14 days prior to the meeting as required by the CCR's.

### 3. Reports

#### Superintendent report - Josh Soden

A dumpster was delivered in preparation for the expected storm. Previous storm debris is still being picked up and compacted. There are a few piles of cut wood lying around the course that anyone is welcome to help themselves to for home use. During mulching of tree branches, the hydraulic line broke in the tractor, but it has been replaced. Josh would like to thank **John Toomb and Matt Brown** for all of their help in cleaning up debris from the bad storm and also many homeowners who offered their yard waste containers in which to place the many branches.

Number 1 green drainage repair has been completed and will be open for play in the spring. The drainage is working well. Now Josh is waiting for the grass to grow. He is doing the top dressing.

The corner light post by the pool was damaged in the storm and is being fixed. Equipment cannot be used on the fairways or greens to pick up remaining debris as it is too wet to drive on the course. If anyone would like to volunteer to help, check in with Josh.

#### Maintenance report - Bill Disney

Pool Pro sent an agreement to continue service on our pool. The mower comparisons were presented to the Board. Since the Triplex mower is worn out and gouging the greens, this is an extremely important item. Bill proposes sampling the machines from the different manufacturers, John Deere, Jacobsen, Toro and Greens King IV Plus for comparison of performance. Tam O'Shanter has gone to Jacobsens. The diesels are more reliable than gas models. The comparisons will be distributed at the Annual Mtg.

The Clubhouse storage room has been painted and plastic labeled containers have replaced the cardboard boxes for event paraphernalia. **Thanks to Carol Helland, Kim Brown, Jacky Moseley and Joanne Jeppesen** for their dedicated work. Also, new fluorescent lighting has been replaced over the kitchen sinks. Social fund purchased the lights and Bill did the work.

The fence has been finished and after the City of Redmond's contribution and the hard work of all of our volunteers, the cost to our community is only around \$500.

#### Vice President report - Wade Brown

No new applications have been received for the Associate Waiting List. We still have 3 people on the list.

#### Treasurer report - Rich Deterring

[Monthly budget through December](#) (see p. 5) Look for the proposal budget that will go out to the members in their boxes prior to the meeting. Francis Bravo will help Rich get these out in a timely manner. The proposed budget shows that we

#### **Notice of Annual Meeting**

Annual Meeting of the Membership will be held on Wednesday, January 24, 2007 at the Brae Burn Clubhouse at 7:00 p.m. (Formal notice was sent previously by mail.)

Agenda for the meeting will be:

- (1) Reading and approval of the 2006 Annual Meeting Minutes;
- (2) Remarks and 2006 Overview by President Jack Caldwell;
- (3) Trustee and Committee Reports
- (4) Election of Trustees
- (5) Budget for 2007
- (6) Other Business: (i) presentation, discussion and voting on increase in Monthly Assessment (Dues) and/or a Special Assessment for equipment purchase; (ii) discussion and vote to continue to have a "review" (as opposed to a full "audit") of our financial records.

The Bylaws govern quorum and voting procedures. Generally, they require:

- 20% of all general members (present or by proxy) constitutes a quorum for the transaction of business; 60% of all general members (present or by proxy) is needed for a quorum to take action on an assessment. (See Bylaws, Article VI, Sec. 3). (If a quorum is not achieved, the number required is reduced by half at the next meeting called for purpose of voting on an issue.)
- Each general member shall be entitled to one(1) vote. A member may exercise their right to vote by proxy. Proxies shall be in writing and filed with the Secretary.
- Any assessment increase requires the assent of 2/3 of the members voting (in person or by proxy).

must have cash flow and do need savings. Most costs have gone up and we have barely enough income to cover bills. We cannot depend on money from clubhouse rentals and associate dues to keep up with the times.

Bill Disney moved that the Board approve the projected budget. It was seconded and approved. This will be placed on the ballot for homeowners' approval at the Annual Meeting.

### **Golf report** – Francis Bravo

Nothing to report at this time. Only a reminder to not play on the course when there is frost on the greens.

### **Social report** – Joanne Jeppesen

See below for Joanne's report.

### **Associates' Report.** – Harry Cummings

**Pete Wright** will be the new Associate Rep replacing Harry in 2007. Harry also read a letter to the Board from one of the associates agreeing with the proposed dues increase for Brae Burn.

### **New business.**

Walt Wollny asked the Board for approval of a bridge from his property (Lot #69) across the stream to the golf course (on to Hole #6). He submitted 2 design choices and said he would pay for it. The Board approved the idea, but told Walt he needs to take it to the Architectural Committee for their approval before he can proceed.

Meeting adjourned at 8:50 PM

## ***Social News***



Report from **Joanne Jeppesen** (Social Trustee) [jjeppe1@msn.com](mailto:jjeppe1@msn.com):

**Brae Burn Annual New Year's Eve Progressive Dinner. December 31<sup>st</sup>** Forty (40!) people celebrated New Year's Eve with progressive dinner courses around Brae Burn, ending up at the Clubhouse for dessert and festivities. **Walt and Margaret Wollny** coordinated the memorable event. Many comments were made as to the excellent food and camaraderie. Happy New Year, Everyone!!

Resident, **Bruce Middaugh**, braved the cold and crummy working conditions and remodeled the clubhouse bathrooms and hall by installing beautiful tile on the floors and replacing the dirty worn rubber tire covering we have had. Paint has been purchased to re-do both bathrooms and the entry hall to them. (This has been paid for from the Social Fund as reported last month.) Great job, Bruce! Thank you.

As a parting remark, I would like to thank all of those who made my year as Social Chairperson such a memorable one. Everyone pitched in like you wouldn't believe to make each event spectacular. Brae Burn is, indeed, the best place to call home with the best neighbors anyone could ask for.



## ***Member News***

**Wedding bells:** Congratulations to **Ruth Quist** who happily let it slip (at the New Year's Progressive Dinner) that she has met her soul mate (via e-Harmony.com ... "try it, you'll like it") and they are going to be married. Stay tuned for details on who this guy is and when the blessed event will occur. Meanwhile, our very own course superintendent, **Josh Soden**, has popped the question and gotten the big "affirmative." Details to follow. Congratulations and wishes for continued happiness to both Ruth and Josh and their respective betrothed.



**Brae Burn, Inc.**  
**TREASURER'S REPORT**  
**Date Prepared: December 31 2006**

	December ACTUAL	YTD ACTUAL	2006 BUDGET	% of Annual BUDGET										
<b>DEPOSITS</b>														
Dues	\$ 12,600.00	\$ 119,692.60	\$ 122,400.00	98%										
Clubhouse Reservations	\$ 75.00	\$ 2,450.00	\$ 2,000.00	123%										
Assoc. Member Joining Fees	\$ 1,000.00	\$ 4,000.00	\$ 2,000.00	200%										
Waiting List Deposits	\$ -	\$ 1,500.00	\$ 1,500.00	100%										
Special Assessments	\$ -	\$ -	\$ -	0%										
Investment Income	\$ 13.21	\$ 783.69	\$ 150.00	522%										
Member Donations, Golf Tags & Other	\$ 2.00	\$ 4,207.40	\$ 200.00	2104%										
<b>TOTAL DEPOSITS</b>	<b>\$ 13,690.21</b>	<b>\$ 132,633.69</b>	<b>\$ 128,250.00</b>	<b>103%</b>										
<b>EXPENDITURES</b>														
<b>WAGES</b>														
Superintendent	\$ 3,635.00	\$ 41,670.00	\$ 42,000.00	99%										
Medical Benefit	\$ 157.00	\$ 1,884.00	\$ 2,700.00	70%										
Seasonal Personnel	\$ -	\$ 12,168.34	\$ 10,000.00	122%										
Payroll taxes	\$ 259.28	\$ 5,595.03	\$ 5,500.00	102%										
<b>Total Wage Expense</b>	<b>\$ 4,051.28</b>	<b>\$ 61,317.37</b>	<b>\$ 60,200.00</b>	<b>102%</b>										
<b>COURSE EXPENSE</b>														
Repair & Maintenance	\$ 2,079.56	\$ 19,379.21	\$ 14,000.00	138%										
Water	\$ 181.98	\$ 13,486.98	\$ 13,000.00	104%										
Utilities	\$ 152.97	\$ 1,988.00	\$ 1,600.00	124%										
Fertilizer/Seed/Sand	\$ (2,046.47)	\$ 9,595.61	\$ 13,000.00	74%										
Fuel	\$ 112.24	\$ 1,931.74	\$ 2,700.00	72%										
Other	\$ -	\$ 307.59	\$ 2,000.00	15%										
<b>TOTAL COURSE EXPENSE</b>	<b>\$ 480.28</b>	<b>\$ 46,689.13</b>	<b>\$ 46,300.00</b>	<b>101%</b>										
<b>CLUBHOUSE &amp; POOL</b>														
Electricity	\$ 281.75	\$ 3,397.49	\$ 2,100.00	162%										
Garbage	\$ 52.29	\$ 616.43	\$ 600.00	103%										
Gas	\$ 31.91	\$ 3,048.43	\$ 3,000.00	102%										
Telephone	\$ 42.31	\$ 510.61	\$ 550.00	93%										
Water	\$ 72.96	\$ 2,050.13	\$ 2,400.00	85%										
<b>SUBTOTAL UTILITIES</b>	<b>\$ 481.22</b>	<b>\$ 9,623.09</b>	<b>\$ 8,650.00</b>	<b>111%</b>										
Clubhouse Repair & Maintenance	\$ 328.00	\$ 2,003.97	\$ 2,500.00	80%										
Pool Maintenance	\$ 69.09	\$ 3,778.78	\$ 3,500.00	108%										
Other	\$ -	\$ 451.00	\$ 500.00	90%										
<b>SUBTOTAL Maintenance</b>	<b>\$ 397.09</b>	<b>\$ 6,233.75</b>	<b>\$ 6,500.00</b>	<b>96%</b>										
<b>TOTAL CLUBHOUSE &amp; POOL</b>	<b>\$ 878.31</b>	<b>\$ 15,856.84</b>	<b>\$ 15,150.00</b>	<b>105%</b>										
<b>GENERAL EXPENSE</b>														
<b>Taxes</b>														
Property	\$ -	\$ 4,037.06	\$ 3,800.00	106%										
IRS Income & Tax Preparation	\$ 1,890.00	\$ 2,077.00	\$ 750.00	277%										
Insurance	\$ -	\$ 4,449.00	\$ 5,000.00	89%										
Birdie & Office	\$ 69.58	\$ 1,299.86	\$ 2,000.00	65%										
Golf	\$ 120.00	\$ 120.00	\$ 250.00	48%										
Legal review of CCR's (2005) / CCR Registration (2006)	\$ -	\$ 89.00	\$ 200.00	45%										
Other	\$ -	\$ 659.55	\$ 1,000.00	66%										
<b>TOTAL GENERAL EXPENSE</b>	<b>\$ 2,079.58</b>	<b>\$ 12,731.47</b>	<b>\$ 13,000.00</b>	<b>98%</b>										
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,489.45</b>	<b>\$ 136,594.81</b>	<b>\$ 134,650.00</b>	<b>101%</b>										
<b>NET CASH (DEPOSITS-EXPENDITURES)</b>	<b>\$ 6,200.76</b>	<b>\$ (3,961.12)</b>	<b>\$ (6,400.00)</b>											
<b>PROJECTS</b>														
Replace border fence	\$ 43.67	\$ 4,176.98	\$ 4,000.00	104%										
	\$ -	\$ -	\$ -	0%										
	\$ -	\$ -	\$ -	0%										
	\$ -	\$ -	\$ -	0%										
<b>TOTAL PROJECTS</b>	<b>\$ 43.67</b>	<b>\$ 4,176.98</b>	<b>\$ 4,000.00</b>	<b>104%</b>										
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,533.12</b>	<b>\$ 140,771.79</b>	<b>\$ 138,650.00</b>	<b>102%</b>										
<b>NET CASH (DEPOSITS-TOTAL EXPENDITURES)</b>	<b>\$ 6,157.09</b>	<b>\$ (8,138.10)</b>	<b>\$ (10,400.00)</b>											
Total Funds - Beginning	\$ 46,760.77	\$ 61,055.96	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">Balances</td> </tr> <tr> <td style="padding-left: 20px;">Checking</td> <td style="text-align: right;">\$ 26,586.73</td> </tr> <tr> <td style="padding-left: 20px;">Savings</td> <td style="text-align: right;">\$ 15,567.95</td> </tr> <tr> <td style="padding-left: 20px;">CD</td> <td style="text-align: right;">\$ 10,763.18</td> </tr> <tr> <td style="padding-left: 20px;">Total</td> <td style="text-align: right;">\$ 52,917.86</td> </tr> </table>		Balances		Checking	\$ 26,586.73	Savings	\$ 15,567.95	CD	\$ 10,763.18	Total	\$ 52,917.86
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Net Cash (Deposits-Total Exp.)	\$ 6,157.09	\$ (8,138.10)												
Total Funds - End of Period	\$ 52,917.86	\$ 52,917.86												

**Total Members/Associates Past Due Dec 06 15/\$2175**