**MINUTES OF APRIL 16, 2019 BOARD OF DIRECTORS MEETING**

**OF BROOKSHIRE ESTATES**

The Board of Directors of Brookshire Estates met on April 16, 2019. In attendance were President Mike Foss, Vice-President Dick L’Heureux, Treasurer Yvonne Tichelaar, Architectural Committee Chair John Woloszyn, Member at Large Jeff Cao and Secretary Judy Moschetto. Mike called the meeting to order.

**Financial Report**. Yvonne presented the financial report. She reported that as of this date five homeowners have not yet paid their 2019 dues and each will receive notice of delinquency letters at the beginning of May. Yvonne presented the 2019 Expense Report to date and Year End Comparisons from 2015-2018 and Forecasted 2019 Budget, copies of each are attached hereto and incorporated herein.

Yvonne further advised that Signature Landscaping reported to her that they discovered damaged sprinkler heads in Zone 5 of our entry. The Board is concerned that the City of Sammamish may have recently damaged the sprinkler heads when they had heavy equipment in the entry area. Yvonne will contact Signature to determine the date of their testing and depending upon that information Mike will contact the City of Sammamish regarding the damage.

**Architectural Committee (ACC) Report**. As reported in previous Minutes, the Board received several complaints regarding a house painted with color that is not in keeping with the norm of Brookshire. The Board had previously discussed with the homeowners the possibility of the HOA paying for repainting their home with more appropriate colors. Three members of the Board visited with the homeowner and a color coordinator last week, who suggested possible colors more in keeping with Brookshire norms and a better grade of paint. Mike advised he contacted the HOA attorney regarding the paint issue. Our attorney advised the Board is doing its job with due diligence in investigating this situation and is protected from any legal issues. The attorney advised that if the Board decided not to repaint the house in question, that the Board explain what occurred to the HOA, that the issue was properly investigated, was properly discussed and approved by the Board and set paint parameters for the future.

Possible solutions discussed were (1) repaint the house at HOA expense; or (2) not take any action and leave the house as it is.

Dick advised that he reviewed the CC&Rs closely, which set forth rule including a 14-day timeline, with which the homeowners in question did not comply. It was suggested that the Board provide both a hard copy and email copy of appropriate CC&R section to the entire HOA.

After discussion it was moved, seconded and unanimously approved that the Board take no further remedial action regarding the house in question and advise the homeowners that the Board will take no action and that the house may remain the color it has been painted, as the HOA treasury does not have the funds to pay for a house repaint. Mike said he would so advise the homeowners.

The Board scheduled a follow-up meeting for next week to review proposed house colors out together by John.

**2019 Annual Meeting**. The Board discussed scheduling and site for the 2019 Annual HOA Meeting. It was suggested that the Annual Meeting be scheduled for approximately June 15, 2019 because school will still be in session and which will enable more HOA residents to attend the meeting, and that the meeting site be the Beaver Lake site where our HOA meetings have previously be held. Mike advised he will contact City of Sammamish re the foregoing.

There being no further business to come before the Board, it was moved, seconded and unanimously approved that the meeting be adjourned, and Mike adjourned the same.

Respectfully submitted

*Judy Moschetto*, Board Secretary