

BROOKSHIRE ESTATES HOA
HOA Board Meeting
September 13, 2012

The Board Meeting was called to order by Richard L'Heureux, HOA President at 7pm. In attendance were Mike Foss, Vice-President and Yvonne Tichelaar, Treasurer. Judy Moschetto was introduced as the new Secretary. Unable to attend were Becki Beusch, Member at Large and John Woloszyn, Committee Chair of the Architectural Committee.

1. The first order of business was an attorneys' fee statement from the HOA attorney regarding the CamWest appeal, which statement was given to the HOA Treasurer for payment. The President indicated other HOA bills will be given to the Treasurer for payment in this matter.
2. The second order of business was a report from the Treasurer indicating that the 2012 HOA dues payment was finally received from the sole homeowner who had not paid same. The Treasurer reported that all statements for 2012 HOA dues were mailed to all homeowners in January 2012. Any homeowner who had not paid his/her dues received a written reminder from the Treasurer in April 2012 and again in June 2012. One homeowner had not paid his/her dues subsequent to the June written reminder and was then sent registered letters, which the post office attempted to deliver on three separate occasions without success. The delinquent homeowner finally paid his/her 2012 dues in the sum of \$220.00 but did not pay the interest levied. The Board decided the amount of interest accrued was so small it was not worth demanding payment of same.
3. The Treasurer recommended to the Board that it discuss and vote on a modest increase in the 2012 homeowners' dues to cover the HOA legal expenses incurred as a result of the CamWest appeal. The Treasurer will make her recommendation and the Board will discuss the same upon receipt of the Treasurer's recommendation.
4. A situation has arisen in Brookshire Estates in which one homeowner, further known as Homeowner #1, has complained to the Board that his

neighbor, further known as Homeowner #2, has a tool shed on his own property that impacts the first homeowner's property. The Board sent a letter to Homeowner #2 on August 30, 2012 stating the issues and requiring that the offending shed be removed within 20 days from date of the Board's letter. As of the Board meeting on September 13, 2012, no response had been received from Homeowner #2. The Board discussed this matter and authorized the President to send a letter to Homeowner #2 via certified mail return receipt requested, again requesting his/her cooperation in removing the offending shed, giving Homeowner #2 five (5) days within which to cooperate and advising Homeowner #2 that if the Board receives no response, we will turn the matter over to the HOA attorneys for appropriate action and, further, that Homeowner #2 will be liable for any and all attorneys' fees and costs incurred by the HOA in this matter.

5. The Treasurer indicated that she is preparing the 2012-2013 Brookshire Estates Directory and hopes to have all updated homeowner information available so that the same can be produced in a month or so. The Treasurer will keep the Board apprised of her timetable.
6. The Vice-President advised the Board that the final hearing on the CamWest appeal is scheduled for October 15, 2012, and indicated any interested Brookshire resident is welcomed and encouraged to attend if he/she is able but that only the attorneys may speak at the hearing.
7. The Board scheduled a special meeting for Tuesday October 2, 2012 to review any documents or discuss any business regarding the CamWest appeal in anticipation of the appeal hearing scheduled for October 15, 2012.

There being no further business or discussion before the Board, the meeting was adjourned by the President at approximately 8:15pm.

Respectfully submitted,

Judy Moschetto
BEHA Secretary