

MINUTES OF BOARD OF DIRECTORS MEETING OF APRIL 27, 2022

OF BROOKSHIRE ESTATES

A meeting of the Board of Directors of Brookshire Estates was held on April 27, 2022. In attendance were President Mike Foss, Vice-President Dick L'Heureux, Treasurer Yvonne Tichelaar, Webmaster Jeff Cao, Architectural Committee Chair John Woloszyn and Secretary Judy Moschetto. Mike called the meeting to order.

Financials.

- A. Yvonne advised that four residents have not paid their 2022 dues as of this meeting date. Letters will be sent to these 4 homeowners next week advising each of the delinquency and advising that interest is accruing on unpaid 2022 dues and if the same are not paid within the stated time frame the matter will be referred to our HOA attorney, with the delinquent homeowner being interest as stated together with HOA attorneys' fees expended on this matter.
- B. Yvonne presented the 2021 actual total expenses, which is attached hereto and incorporated herein.
- C. Yvonne presented 2022 Forecasted Budget, which the Board reviewed and approved as presented.
- D. Yvonne presented Year To Date 2022 Expense Report, which the Board reviewed and approved.
- E. The Board thanked Yvonne for her expert stewardship of the HOA finances which has greatly benefited Brookshire Estates.

CCR Review. An easement issue was recently discovered referencing Section F of Brookshire CCRs due to an apparent easement matter. Sammamish Plateau Water Dept. became involved and during their investigation it was discovered that the perceived easement issue had been corrected, unbeknownst to the Board in office at the time. The Board discussed this matter and agreed that the CCRs needed to be changed and recorded with King County pursuant to law. The Board agreed that it is appropriate that this matter be referred to Brookshire HOA attorney to accomplish this and the Board authorized Mike and Yvonne to contact the HOA attorney, explain and discuss this issue and request him to perform these services. It was further discussed that the Brookshire Estates Map which is included in the Brookshire Directory needs to be corrected to reflect the easement issue referred to hereinabove. John indicated he will revise said map and submit his correction to the Board for review and approval.

Annual HOA Meeting. The HOA has not had an HOA meeting in 2 years due to the Covid Pandemic. The Board discussed this matter and believes that this year it is safe enough to have an in-person meeting. A tentative date of June 22 is scheduled, depending upon

availability of Beaver Lake meeting room, particularly since we could have all the windows and doors open for extra safety. Mike said he would contact Beaver Lake office to determine if June 22 is available for our meeting and report back to the Board. The Board will prepare an agenda soon. Agenda suggestions from HOA residents are welcome.

Reminder of Home Upkeep. The Board feels a reminder to homeowners is necessary to maintain our homes' appearance and to promptly remove trash cans from sidewalks on trash pickup day.

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

Respectfully submitted

Judy Moschetto, Board Secretary

YTD 2021 expense report

YTD 2022 expense report
