

## MINUTES OF 2023 ANNUAL MEETING OF BROOKSHIRE ESTATES HOMEOWNERS ASSOCIATION

The Annual Meeting of Brookshire Estates Homeowners Association occurred on June 21, 2023 at Beaver Lake Lodge. Jeff Cao, Board President, called the meeting to order.

**Board Resignations & New Officers.** Mike Foss, outgoing Board President, advised that he resigned as Board President for personal and health reasons. Mike introduced Jeff as current Board President, Veronika Sipeeva as current Board Vice-President, and Dick L'Heureux as retiring Board Vice-President. Dick advised that he resigned as Board Vice-President for personal and health reasons. Dick made short remarks about how much he had enjoyed serving on the Board for so many years and expressed confidence in current Board members. Both Mike and Dick advised that they would continue to participate on the Board as Members at Large. Jeff thanked the Board for excellent service to Brookshire Estates and indicated that our volunteer Board is saving Brookshire residents hundreds of dollars each over a paid management service as well as avoiding many problems that some Sammamish communities are experiencing with their paid management companies.

Veronika introduced herself as our new Vice-President, said she has been a Brookshire resident for 2 years and said she volunteered to serve on the Board to keep the Board responsive and community based and maintain communication between the Board and Brookshire residents.

**Financial Report.** Yvonne Tichelaar, Board Treasurer, offered the 2023 Forecasted Budget, attached hereto and incorporated herein, and reviewed the same with attendees. Yvonne indicated the Treasury has a healthy balance which prevented a dues increase in 2023. Yvonne called attention to the updated flowers and plants at the entry. Yvonne said that plants that had been selected to reflect red colors had unexpectedly changed to green color and indicated that our landscaping service said that they will replace those plants with correct color plants at no cost to us. Yvonne further indicated that our irrigation system has been upgraded which will help us remain within the Sammamish water audit parameters thus saving Brookshire hundreds of dollars of irrigation costs. We are pleased that our entry looks great and our common areas are well maintained.

**Stolen Truck and Fire at Entry.** Jeff related that last month a stolen truck had been parked in our entry and set on fire which burned part of a tree canopy but fortunately did not reach any other trees or homes. Jeff advised that a resident leaving in the very early morning hours discovered the truck fire and called police and fire department, which responded very quickly and prevented any further damage to our entry.

**Home and Yard Maintenance.** Jeff encouraged residents to maintain their homes and lawns and gardens and properties pursuant to Brookshire standards. Jeff also reminded that any home or property renovations need to be submitted to and approved by Architectural Chair John Woloszyn. John advised that homeowners should contact him prior to any renovations in order to maintain Brookshire standards.

**Sidewalk Safety.** Jeff advised that some residents have raised concerns about bushes, overhanging trees, cars parked on sidewalks and foliage impeding access to mailbox clusters. Jeff pointed out that all of those can compromise safety while walking or pushing strollers on our sidewalks and further indicated that cars parked on sidewalks are safety hazards. Jeff reminded residents that for safety reasons and pursuant to trash collection requests, trash cans should be placed on the street immediately against the curb and in front of a resident's house rather than on a sidewalk, and then removed from the house front and put away after trash and recycling is picked up. One of our residents reminded that all the foregoing is pursuant to ADA regulations.

**Fireworks Prohibited in Sammamish.** Jeff reminded residents that any and all fireworks are prohibited by the City of Sammamish and requested residents to be aware of fire dangers.

**Wildlife Precautions.** Jeff reminded all residents to take precautions with pets as we have coyotes and bobcats in our neighborhood and requested everyone not to leave any pet food outside and not to feed wildlife.

**Issaquah Food Bank Volunteer Opportunity.** Resident Colleen Foss shared that she volunteers with the Issaquah/Sammamish Food Bank and indicated that if any resident was interested in donating food to the food bank, she would share information, coordinate and gladly pick up any donated food and requested anyone who is interested to contact her.

**Open Discussion.** Jeff opened the meeting to comments or concerns of residents. One resident indicated a car had been broken into in our neighborhood and reminded people to lock any cars in driveways or on streets and to reach out to Sammamish Police re same.

**Board Elections.** Jeff opened nominations for all Board positions. He explained that he and Veronika had not served on the Board for one year and pursuant to Brookshire CC&Rs, their positions were not open for election. Positions of Treasurer and Secretary were opened for nomination and election. Yvonne Tichelaar was nominated as Treasurer and Judy Moschetto was nominated as Secretary and both were unanimously elected to said positions.

**Brookshire Board.** The following serve on the Brookshire Board of Directors until elections at next annual meeting in 2024:

Jeff Cao	President
Veronika Sipeeva	Vice-President
Yvonne Tichelaar	Treasurer
Judy Moschetto	Secretary
John Woloszyn	Architectural Chair

Unelected Members at Large:           Mike Foss

Dick L'Heureux  
Erin Ehlinger  
Kevin Kelly

**Meeting Adjourned.** Jeff asked if there was any further business to be discussed and there being none, it was moved, seconded and unanimously approved that the meeting be adjourned.

Respectfully submitted

*Judy Moschetto*, Board Secretary