

# **MINUTES OF BOARD OF DIRECTORS OF BROOKSHIRE ESTATES ON FEBRUARY 15, 2024**

A meeting of the Board of Directors of Brookshire Estates was held on February 15, 2024 attended by Jeff Cao President, Yvonne Tichelaar Treasurer, John Woloszyn Architectural Chair, Members at Large Dick L'Heureux and Erin Ehlinger, and Judy Moschetto, Secretary. Absent were Members at Large Mike Foss, Kevin Kelly, and Veronika Sipeeva Vice-President. Jeff called the meeting to order.

**Gift Card Thank You.** A gift card was presented to Yvonne and her family as a thank you for securing and planting all the primroses at our entry, unanimously approved by the Board, pursuant to attached Memo for the Record, incorporated herein.

**Penitsch Parcel.** An extensive discussion ensued regarding the Penitsch parcel adjacent to Brookshire. The Board thanked Erin for her additional research regarding County regulations re same and particularly new information regarding use of the well on HOA property. Erin advised that the HOA could apply for a covenant regarding inclusion and use of the well for irrigation only. The Board will contact the HOA attorney to determine (1) if we should ask the purchaser to pay costs of securing the covenant, (2) do we want to maintain the well for future use, (3) if we should decommission the well, (4) do we want to fix the well for our future irrigation use, (5) how much would it cost to add the well to our existing irrigation system and ongoing costs of maintaining an irrigation only well.

Yvonne advised that she was contacted by our HOA attorney to confirm receipt of Penitsch deposit of \$1,500 as we had requested, and Yvonne further advised we received an attorney statement for \$1,400+ for fees to date. The Board discussed payment of the same and unanimously decided to pay the current attorney fee bill out of our HOA treasury funds and to instruct our attorney to maintain the \$1,500 deposit received in her trust account for future use.

**Dead Plants Concern.** Jeff advised he had received another email from the resident who had previously complained about dead plants in the circle in his cul-de-sac. Yvonne provided a specific chronology and overview of this matter. Yvonne advised that Brookshire ordered the plants from our landscaping company on July 8, 2022 with an express caveat from the landscaping company that there was no irrigation at that site and that the residents would need to water the plants which the residents acknowledged and agreed to comply, at a cost of \$511.47. The plants were planted in October to take advantage of the rains, again with the caveat that the plants needed to be watered even with rains. Jeff advised he will send the chronology to the interested resident and advise again that no new plants will be purchased or planted. The same resident expressed concerns about the mailbox repair and repainting and Jeff advised he will also email the concerned resident that the wooden mailbox structure repainting will continue and the HOA will not replace the metal mailboxes.

**Solar Panels on Roof.** A resident contacted a Board member with information secured from 3 other Sammamish HOA's rules advising the ability to install solar panels. John reiterated information that our roof structures would not support solar panels and further that the same

could cause serious fire hazards. It was suggested that this issue be added to the agenda for our 2024 annual meeting and that an expert installer be invited to address that meeting with expert and accurate information re the same.

**Trash and Recycle Cans in Street View.** Concern was again raised about trash and recycle cans remaining in front of residences. This issue remains problematic and is in violation of our CCRs. Yvonne advised that the last walk-about was about 6 months ago. Jeff and Yvonne will make another walk-about and John will contact a chronic offender and both will report back to the Board re results.

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

Respectfully submitted

*Judy Moschetto.* Board Secretary