

MINUTES OF BOARD OF DIRECTORS MEETING OF BROOKSHIRE ESTATES FEBRUARY 7, 2024

A meeting of the Board of Directors of Brookshire Estates was convened on February 7, 2024. In attendance were President Jeff Cao, Treasurer Yvonne Tichelaar, John Woloszyn, Architectural Chair, Members at Large Kevin Kelly, Dick L'Heureux, Mike Foss, Erin Ehlinger, Judy Moschetto Secretary; absent was Veronika Sipeeva. Jeff called the meeting to order and proceeded with the agenda.

1. **Easement.** Yvonne reported she had a conversation with Britney K. Bergen, attorney for HOA, who advised that it could cost up to \$100,000 to de-commission the well on Brookshire property and which is a part of the easement area. The attorney recommended that all costs regarding this matter be paid by Gary Penitsch, the real estate agent representing the property buyer, and suggested Yvonne request that Penitsch make a \$1,500 payment to our HOA attorney towards the HOA attorney fees and loss of water rights, which Yvonne has done and which deposit has been paid to the HOA attorney. The Board discussed this matter and decided it was necessary that the Board request more investigation into the property development and how it would impact our HOA residents. It was further discussed whether or not the HOA should retain ownership of the well area and for what purpose the HOA could potentially utilize the well, if any, Erin advised she would investigate the viability of our use of the well, report back to the Board, which can give the Board more information to decide how we want to approach the real estate agent.
2. **Dead plants in cul-de-sac.** A resident had previously complained that small plants bushes planted in the circle area in his cul-de-sac 2 years ago died and wanted the HOA to instruct Monarch to purchase and plant new bushes in the circle. Monarch investigated and advised the Board that the bushes had been properly planted but had not been properly watered, which the residents of that cul-de-sac had said they would do. The Board advised the resident of the foregoing, with which he did not agree and wanted the Board to act on his initial request. Two Board members inspected the circle and pulled out one of the dead bushes and discovered that the bushes had indeed rooted but had not been watered and died from lack of water. Jeff will prepare a response to the resident detailing the foregoing.
3. **Financials.** Yvonne presented a 2024 year to date expense report, attached hereto and incorporated herein, and advised the HOA is in good financial condition. Yvonne further advised that to date 103 residents have paid their 2024 dues and further advised that she will send out reminder letters to those whose dues are not paid, per our By-Laws.
4. **Mailbox Update.** Jeff advises the contractor will use a combination of primer and paint to paint the mailboxes the color chosen by the Board and will maintain supervision of the project. Jeff advised that the deposit previously paid to the

5. **Entry Plantings.** The plantings in the entry died early and Yvonne contacted Monarch which said they could plant beds of primroses for \$570 which we rejected. Yvonne and Judy went to Costco and purchased 90 vibrant and healthy primrose plants for \$90 which Yvonne and her family planted on both sides of the entry and which added to the beauty of our entrance. The Board expressed its gratitude to Yvonne for saving the HOA hundreds of dollars and to her family for quickly planting the entry.

Judy Moschetto, Board Secretary

[illegible]