

MINUTES OF APRIL 19, 2026 BOARD OF DIRECTORS MEETING OF BROOKSHIRE ESTATES

The Board of Directors of Brookshire Estates met on April 19, 2026. In attendance were President Jeff Cao, Treasurer Yvonne Tichelaar, Webmaster Daniel Tao, Member at Large Dick L'Heureux and Secretary Judy Moschetto. Not in attendance was Vice-President Kevin Kelly. Jeff called the meeting to order and proceeded with the agenda before the Board.

Financials. Yvonne submitted 2026 Year To Date expense report which is attached hereto and incorporated herein. One resident has not paid their 2026 dues and Yvonne will forward a letter and advise of a fine to said resident and report back to the Board.

Monarch Proposal. Yvonne received two proposals from Monarch regarding the common grounds. One proposal was to treat the common grounds for an invasive beetle and its grub, which the Board reviewed and unanimously approved. The second proposal was to either cut back the laurel around the well area or to completely remove the laurel in said area and replant it with new foliage. The Board reviewed the two proposals regarding the laurel and noted that there was quite a cost difference between cutting back or removing and replanting the laurel and after discussion the Board voted to cut back the laurel at this time and removal and replanting could be done at a later date if the Board deemed the same necessary.

June 3 Annual HOA Meeting. Brookshire's 2026 Annual meeting is scheduled for June 3 at Beaver Lake Lodge, which has been reserved. The Board will prepare an agenda before the Annual Meeting and advise Brookshire residents in advance of the meeting.

August 4 National Night Out. 2026 National Night Out is scheduled for Tuesday August 4. Brookshire has hosted a neighborhood gathering for several years and will again host National Night Out in 2026. Judy and Yvonne drafted a banner design for 2 banners to be displayed in anticipation of National Night Out which the Board reviewed and asked Daniel to research availability of preparation, cost and timetable of the same with various companies and report back to the Board. Brookshire's National Night Out site will be the same as the last few years. The Board will request Kevin to send invitations to First Responders Sammamish Police, Sammamish City Council, King County Sheriff and Fire Department and report back to the Board.

Brookshire Spring Newsletter. Kevin was not in attendance at this meeting so there is no report re same at this time.

Board Resignation. Jason Yen has resigned from the Board, having submitted his written resignation to Jeff and said resignation is memorialized in these minutes.

Roofing Discussion. Yvonne reported on the votes received to the letter the Board had sent to all Brookshire homeowners to approve materials other than cedar shakes and approve roofing materials other than cedar shakes had 56 “Yes” votes and 21 “No” votes. Resident Andrey Chergik drafted a Proposed Amendment to CCRs Article XIV, Section 1, Paragraph 1 Roofing Materials and had intended to join the Board meeting to present and discuss the same. However, Andrey became ill and could not attend the meeting so there was no discussion regarding his amendment. The Board discussed comments it had received from homeowners and decided to contact our HOA attorney for advice and suggestions regarding “alternative roofing choices.” The Board requested Jeff to contact our HOA attorney to schedule a meeting re same with other available Board members, which Jeff will do and report back to the Board.

New and Additional Board Members Needed. Board members discussed the need for new and additional Board members as some current Board members have served for years. The Board requested that a request and invitation for new Board members be put and discussed as one of the first agenda items at the HOA Annual Meeting. Some Board members expressed concern about burnout and further if more Brookshire residents do not participate and join the Board the only alternative is to hire a property management company which could possibly cost Brookshire homeowners several hundred dollars per month in fees.

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

