

MINUTES OF JUNE 4, 2025 BOARD OF DIRECTORS MEETING OF BROOKSHIRE ESTATES

A meeting of the Board of Directors of Brookshire Estates occurred on Committee Chair June 4, 2025. In attendance were President Jeff Cao, Vice-President Kevin Kelly, Treasurer Yvonne Tichelaar, Architectural John Woloszyn, Member at Large Dick L'Heureux and Secretary Judy Moschetto. Absent was Mike Foss. Jeff called the meeting to order and proceeded with business.

Roofing. Brookshire resident Jason Yen and Pete, a representative from Orca Roofing, were guests who requested to meet with the Board to discuss roofing material alternatives. Jason advised that he has had problems with cedar roofing boards, hereinafter referred to as shakes, falling off his roof and wanted to explore alternative roofing materials. Pete from Orca brought sample materials and discussed cedar roofing alternatives now available. A lengthy question and answer discussion ensued. Pete was invited to attend our Annual Meeting, bring his materials and answer any questions residents might have. Jason advised he will be attending the Annual Meeting as well. Pete was advised that our CCRs required a 68% of homeowners' vote to approve any change to our current CCRs, including roofing materials, and then our HOA attorneys would need to revise our CCRs. and that it might be a lengthy process. Pete advised he understood and advised that he has worked with other HOAs and understood the procedures. No further questions were raised and Jeff thanked Pete and Jason for attending our Board meeting and they then departed.

Sharing Board Duties. Yvonne has ably performed many duties and responsibilities including her Treasurer duties and the Board discussed Yvonne being overburdened by too many responsibilities. Jeff advised he has a neighbor who is not a Brookshire resident but who has expressed interest in updating and maintaining Brookshire Directory residents. A discussion ensued and the Board felt it would not be appropriate for someone who is not a resident and who could not be a Board member to participate in this manner, and that anyone updating and maintaining the Brookshire Directory needs to be a Board member and thus covered by the Board's error and omission insurance. Our VP, Kevin, was asked if he felt he could take on this responsibility and he said he believed he could do so and would meet with Yvonne and Jeff to determine the procedures to accomplish this.

Further Discussion Re Visible Trash Cans. A discussion once again ensued regarding trash cans visible in front of properties and it was decided that this issue should be presented to homeowners at our Annual Meeting, and that registered letters need to be sent to residents whose trash cans are not removed from front of their homes.

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

Respectfully submitted, *Judy Moschetto*, Board Secretary