

MINUTES OF THE BROOKSHIRE HOMEOWNERS ASSOCIATION BOARD MEETING

July 14, 2026

The Brookshire Homeowners Association Board Meeting was held on July 14, 2026, beginning at 7:00 p.m. Board members Kirk Painter, Michelle Brode, Mike Raab, Sergii Lavrinenko, Daniel Tao, and Fran Guo attended the meeting in person. Mitch Lustig and Kevin Kelly attended via Zoom.

In accordance with the published agenda, the first 15 minutes of the meeting were reserved for homeowner comments and questions from both in-person and Zoom attendees. After the homeowner comment period concluded and no further questions were raised, Kirk called the meeting to order and proceeded with the published agenda.

National Night Out The 2026 National Night Out is scheduled for Tuesday, August 4, 2026. Brookshire has hosted this neighborhood celebration in previous years and will continue the tradition this year. Invitations will again be extended to Sammamish and King County first responders and Sammamish City Council members. Judy and Yvonne volunteered to organize this year's event. Additional information will be provided to all Brookshire residents in July through the Brookshire HOA website. The Board approved a budget of up to \$300 for the event.

Financials. Treasurer Mike Raab presented the 2026 year-to-date expense report, which is attached hereto and incorporated herein by reference. The Board reviewed and approved the report. Mike also reported that all July bills had been paid. He noted that water usage for the Brookshire front common area has increased recently and stated that he is contacting the landscaping company to obtain additional information regarding the higher water usage.

Well Decommissioning vs Maintenance Issue. Approximately two years ago, a real estate broker who purchased property adjacent to Brookshire requested that the Association decommission the well located on Brookshire common property. Due to the potentially significant cost and related legal considerations, Kevin will conduct further research on the matter and present additional information and recommendations at a future Board meeting.

Architectural Control Issues. The original exterior color standards for homes in Brookshire were based on color codes for a paint company that is no longer in business. That situation has made it difficult to control color standards. The board intends to update house color standards to currently available products and incorporate them in a color standards document, which will eventually be posted to the Brookshire web site. Kevin has received recommended color families from Benjamin-Moore and will see if Sherwin-Williams can provide similar color pallet recommendations.

Executive Session: The Board entered Executive Session at **7:40 p.m.** to discuss the Association's compliance with the **Washington Uniform Common Interest Ownership Act**

(WUCIOA). No decisions were made during the Executive Session. Kirk will consult with the Association's attorney regarding the matter.

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

Respectfully submitted Fran Guo, Brookshire HOA Secretary

YTD 2026 expense report													
Item	Jan	Feb	March	April	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
Landscaping Contract	\$2,294.88	\$2,294.88	\$2,294.88	\$2,294.88	\$2,294.88	\$2,294.88	\$2,294.88						\$15,064.16
Landscaping Misc					\$907.77								\$907.77
PSE	\$29.78	\$31.86	\$30.09	\$30.08	\$26.19	\$25.07	\$25.91						\$198.78
Water/Sewer	\$112.54	\$46.98	\$47.03	\$148.63	\$0.56	\$2,078.28	\$1,955.67						\$4,389.69
M/R Common Areas			\$250.00		\$1,981.13								\$2,211.13
M/R Water Audit													\$0.00
M/R Sprinkler System					\$233.28								\$233.28
M/R Tree care													\$0.00
M/R Signage													\$0.00
Office Supplies					\$35.35								\$35.35
Printing/Copies													\$0.00
Directory Publishing													\$0.00
Web Page	\$77.98		\$16.58			\$187.40							\$281.96
Miscellaneous					\$247.00								\$247.00
Postage			\$240.00										\$240.00
PO Box rental		\$196.00											\$196.00
Legal Fees HBL					\$689.59	\$1,339.00	\$689.50						\$2,678.09
Taxes													\$0.00
PS&F Directors Liability	\$1,392.00												\$1,392.00
PS&F General Liability	\$2,287.00												\$2,287.00
Secretary of State, Dues													\$0.00
Annual Meeting, Hall				\$110.00									\$110.00
Annual Meeting					\$109.48								\$109.48
													\$0.00
Total	\$6,194.18	\$2,569.52	\$2,678.58	\$2,583.59	\$6,485.12	\$5,924.83	\$4,945.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,581.58