

MINUTES OF BOARD OF DIRECTORS
OF
BROOKSHIRE ESTATES
MEETING OF APRIL 1, 2014

A meeting of the Board of Directors of Brookshire Estates was held on Tuesday, April 1, 2014. Attending were Dick Lheureux, President, Mike Foss, Vice-President, Yvonne Tichelaar, Treasurer, and Judy Moschetto, Secretary. The meeting was called to order by the President at 7pm.

Contractor Trailer Parked In Front of Residence. A Brookshire resident has made a complaint about a contractor's trailer that has been parked in front of a neighbor's house for almost one month. The complaining resident indicated she had attempted to speak to the homeowner regarding the contractor's trailer but had been met with rudeness and was told to take it up with the homeowners association president. Both the President and the Vice-President investigated and determined that, indeed, the trailer has been parked in front of the offending resident's home for long periods without being moved, in violation of our CCRs. The President reported that three (3) separate complaints have been made to the King County Sheriff, who advised the matter is on their docket and will be addressed when they are able. The Board discussed this issue and authorized the President and Vice-President to contact our HOA attorney to discuss the matter with him. The Board further authorized the President and Vice-President to employ the HOA attorney to write a letter to the offending homeowner, citing appropriate CCRs and the consequences of violating the same. The President and Vice-President will schedule an appointment with HOA attorney and report back to the Board on his advice.

Electronic Proxy. It was discussed to allow our residents to submit their proxies for quorum purposes for our Annual Meeting. The Board requested that the President and Vice-President discuss this issue with our HOA attorney and the process, if any, to allow this procedure, to which they agreed and will report back to the Board.

HOA Annual Meeting. The scheduling of our 2014 Annual Meeting was discussed. The Board agreed to schedule the same in June and the President advised he will contact Challenger Elementary to determine if either June 9 or June 16 is available as a site for our Annual Meeting and report back.

It was also brought up that Toll Brothers has started work on the project located next to Brookshire. In anticipation of residents making inquiries re same, the Board requested the Vice-President to secure the name and contact information of the project manager of this construction project and report back to the Board so that any Board member could give this contact information to any resident making such inquiry.

Foreclosure Notice. The Treasurer advised the Board that she had received a foreclosure notice on a Brookshire property and advised she will keep the Board advised on this.

Entry Plantings Proposal. The Treasurer reported that she had received a proposal for new and expanded plantings on either side of the Brookshire entrance. The Treasurer shared photos of proposed plantings and displays. The Treasurer advised that the entire cost for one year would be \$3,440.00 or approximately \$287.00 per month which included upkeep for the entire year. The current 2013 contract cost is \$2,343.00. The proposed contract cost would be an increase of \$1,101.00. The Board discussed this matter, recalled that each Board member had been disappointed in last year's plantings and display, agreed that the proposed displays presented a beautiful entrance to Brookshire, and indicated that the cost was appropriate and reasonable. The Treasurer suggested a few alternative plantings to the initial proposal, which the Board approved and which she indicated the planting contract would approve. The Board approved the proposal and authorized the Treasurer to proceed with approving the contractor with the suggested modifications and proceed to employ the gardening contractor.

Damaged Tree at Entry. The Treasurer indicated she is awaiting an arborist's evaluation of the damaged tree and will report to the Board upon receipt of the same.

There being no further business before the Board for discussion, the President adjourned the meeting.

Respectfully submitted,

Judy Moschetto, Secretary