MINUTES OF APRIL 9, 2018 BOARD MEETING  
OF BROOKSHIRE ESTATES HOMEOWNERS ASSOCIATION

A meeting of the Board of Directors of Brookshire Estates Homeowners Association was held on April 9, 2018. In attendance were President Mike Foss, Vice-President Dick L’Heureux, Treasurer Yvonne Tichelaar, Member at Large Jeff Cao and Secretary Judy Moschetto. The meeting was called to order by President Mike Foss at 7pm.

**Financial Report.** Yvonne reported that only 6 HOA homeowners have not yet paid their 2018 homeowner dues and that 1 homeowner is now delinquent, although Yvonne reported the delinquent homeowner has sold his house. The escrow company will pay the 2018 dues out of its funds if same are not paid by time of house closing.

Yvonne also submitted the HOA 2018 Expense Report to date of this meeting, which is attached hereto and incorporated herein.

**Irrigation Issues.** Mike reviewed Jason Anderson’s report on the HOA irrigation system, its existing problems, suggested remedies and what repairs need to be made to allow our HOA to pass the Sammamish water audit. Included but not limited to issues and problems detailed in Jason’s report are system leakage, reset or replacement of sprinkler heads, time spent on watering, control valve issues and suggestion to cap the sprinkler heads adjacent to the pond.

Mike is soliciting bids from irrigation contractors to perform the repair and upgrade work. Our current landscape contract, Signature Landscaping now known as Monarch, had submitted a proposal for repair work but that proposal was submitted prior to Jason’s report and did not has Jason’s report and the Board will solicit an updated proposal from Monarch. As indicated, Mike is also searching and soliciting bids other irrigation contractors and will report back to the Board on his findings. The Board will review all the bids and decide at the appropriate time.

**Landscape and Yard Maintenance Complaints.** Mike advises that he has received reports and complaints from various homeowners regarding multiple cars parked on the street which impede drivers’ views and debris left in driveway which is in violation of our HOA CCRs.

Mike further advised he received a complaint from a homeowner of a neighbor’s fence falling down and into the homeowner’s property creating a hazard in the homeowner’s backyard. The Board viewed the same and agreed that the same created a hazard and was in violation of our HOA CCRs.

Mike advised he will send each offender a certified letter, return receipt requested, advising of the problem, the CCR violation and demanding that the problem be rectified within 20 days from date of letter. The Board voted and unanimously approved said course of action.

**Dog Alert.** Mike advised that he has received numerous reports of a large and unleashed dog roaming through our HOA, which has frightened children and other leashed dogs in our HOA. Mike believes he has found the owner, not a HOA homeowner, and proposed sending a letter to all HOA homeowners and to the purported dog owner alerting of this unleashed dog roaming throughout our HOA. The Board reviewed Mike’s letter and unanimously approved the same. A copy of said letter being sent to all HOA members and the purported dog owner is attached hereto and incorporated herein.

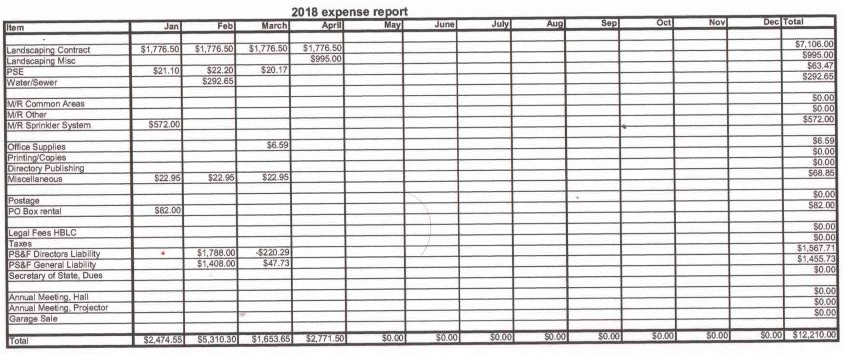
**Entrance Sign Painting.** In previous meetings the Board discussed our belief that the two “Brookshire Estate” signs at our entrance need to be repainted or renovated. Yvonne has contacted a painting company to discuss repainting/renovation of our signs and will report back to the Board on her findings. The Board will review the same and decide on a course of action when the weather gets warmer.

**2018 Annual HOA Meeting.**  The Board discussed setting a date and venue for our 2018 Annual HOA meeting. Mike will contact City of Sammamish to determine what June dates are available at last year’s meeting venue. The Board agreed on date parameters and authorized Mike to set a date within those parameters.

There being no further business to come before the Board, it was moved and unanimously voted that the meeting adjourn.

Respectfully submitted  
 *Judy Moschetto*, Board Secretary

Financial Report:



Brookshire Estates Homeowners Association

P.O. Box 404

Sammamish (Issaquah), WA 98027-0404

April 9, 2018

Dear Brookshire Estates Homeowners and surrounding neighbors,

A safety alert shout-out to inform all that there continues to be a wandering large dog going through our neighborhood and surrounding areas acting very aggressive to other dogs in our neighborhood as they are being walked by adults and young children. Please be cautious and aware if you confront this dog. He resembles a large “English Water Dog”, barks a lot and approaches others while barking.

If this is your dog, please be aware that he/she walks down the center of our streets causing cars to stop to avoid injuring him. He appears to be somewhat unaware of his surroundings for his own safety and is frightening children and other dogs within Brookshire. The picture below is a resemblance of this dog. A neighbor believes the dog’s name is “Luke”. Some people have contacted animal control, but they are somewhat limited in what they can do without an absolute location.



If you are the owner or know the owner, please inform him/her that their pet is wandering around and acting in an aggressive and potential dangerous manner.

Thank you for your support,

Brookshire Estates Homeowners Association