

MINUTES OF BOARD OF DIRECTORS MEETING OF BROOKSHIRE ESTATES MARCH 14, 2024

A meeting of the Board of Directors of Brookshire Estates was held on March 14, 2024. In attendance were President Jeff Cao, Treasurer Yvonne Tichelaar, Members at Large Dick L'Heureux, Mike Foss, Kevin Kelly and Secretary Judy Moschetto. Absent were John Woloszyn, Veronika Sipeeva and Erin Ehlinger. Jeff called the meeting to order.

Mailbox Update. Jeff advised that repainting is in process for all mailbox clusters. Jeff showed the Board before and after photos of the work and everyone agreed that the work was being done well and the mailboxes were attractive.

Financials. Yvonne advised that 14 letters were mailed out to residents including 10 residents who have not yet paid their 2024 HOA dues and included one house currently in foreclosure. Yvonne advised that if 2024 dues are not paid by April 1 letters will be sent advising that a fine on top of HOA dues will be levied until dues are fully paid.

Update on Well. Yvonne advised that she is in process of securing quotes regarding viability of the well on Brookshire property. She advised she has secured one bid and is awaiting two other bids. Questions the Board has for these contractors: (a) is the well viable; (b) if the well is viable can Brookshire use it for irrigation and if so at what cost; (c) if it can be used for irrigation what are the consequences for easements and consequences will we still need the 100-foot covenant; (d) what is the cost to decommission the well. Jeff advised a test must be done to determine the viability and flow of the well, and to test the well engineers would need a generator for power to test the pump. Pending receipt of two other bids, the Board has scheduled a follow-up meeting for March 21 to determine further information and our next course of action.

There being no further business to come before the Board, it was moved, seconded and unanimously approved that the meeting adjourned and Jeff adjourned the meeting.

Respectfully submitted

Judy Moschetto, Secretary