

MINUTES OF MAY 30, 2024 BOARD OF DIRECTORS MEETING OF BROOKSHIRE ESTATES

The Board of Directors of Brookshire Estates met on May 30, 2024. Attending were President Jeff Cao, Treasurer Yvonne Tichelaar, Members at Large Dick L'Heureux and Kevin Kelly, Architectural Chair John Woloszyn and Secretary Judy Moschetto. Not attending were Veronika Sipeeva, Erin Ehlinger and Mike Foss. Jeff called the meeting to order and proceeded with the agenda.

Financials. Yvonne reported that all 2024 homeowners' dues have been paid and that all work contracted for on our mailboxes has been completed and paid. Yvonne offered 2024 YTD Expense Report, attached hereto and incorporated herein, which the Board reviewed and approved. Yvonne then offered the 2024 HOA Forecasted Budget, attached hereto and incorporated herein. The Board reviewed total income and forecasted expenses and approved all.

Well Update. Following up on the status since our last Minutes in March, Yvonne and Jeff reported that our HOA attorney sent a letter to Mr. Penitsch forwarding the quote for well cleanup and testing. Mr. Penitsch rejected said demand refusing to pay for said expenses, to which our HOA attorney responded advising Mr. Penitsch of well rules and requirements to which Mr. Penitsch has made no further response. The Board decided to take no further action at this time unless or until Mr. Penitsch contacts the Board, at which time we will consult our HOA attorney. The Board is pleased with our HOA attorney and agrees that her fees are well worth protecting Brookshire.

Prowlers and Breakins. Jeff previously sent out an email blast to all residents after recent breakins and prowling in Brookshire, calling for caution and vigilance on the part of all residents, and further including this item on our Annual Meeting agenda.

Annual HOA Meeting. Our Annual Homeowners Meeting is scheduled for Tuesday, June 18, 2024 at 7pm at The Lodge at Beaver Lake. All residents are encouraged to attend. Jeff advised he will prepare Notice of Annual Meeting and Proxy and deliver same to each resident's mailbox by June 1. The Board discussed items to include on the Annual Meeting agenda as follows:

- Financial Report
- Breakins and Prowling
- Well Update
- Annual Night Out in Brookshire
- Development on 48th Ave. SE & Pine Lake Road
- Water District Audit
- HOA members' commitment to CC&Rs
- Architectural review & approval of home improvements
- Lot & Yard maintenance
- 2024 Brookshire Directory

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