

**BROOKSIDE MASTER ASSOCIATION
MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS**

November 19, 2025

CALL TO ORDER

The November 19, 2025, Meeting was called to order with a roll call of the Board at 7:00pm.

Officers Present: Jim Matejka
Dave Wilkerson
Ivan Lawing
Karen Sallis
Joe Regis

Homeowners Present: (24) Homeowners in-person
(0) Homeowners on conference call

Others Present: Scott Anderson

September 18, 2025 MEETING MINUTES

Motion: Upon motion duly made by Dave Wilkerson, seconded by Karen Sallis, and unanimously carried, the Board approved the September 18, 2025 meeting minutes.

TREASURER'S REPORT

As of September 30, 2025:

Operating: \$82,698.20
Reserves: \$159,700

WETLANDS ENGINEERING - Scott Anderson - James Anderson Company, Lake Bluff
Summary of completed preliminary investigation work was presented.
Outline of next steps for the project was presented.
Floor opened to homeowners for questions and discussion.

RATIFY SIGNED CONTRACTS

Motion: Approve engineering Contract/Invoice James Anderson Company for \$21,725.00
Motion to approve made by Jim Matejka, seconded by Ivan Lawing

Motion: Motion to approve Transfer of funds to reserve account from operating account
Motion to approve made by Jim Matejka, seconded by Ivan Lawing

Motion: Motion to adopt 2026 budget.
Motion to approve by Jim Matejka, seconded by Ivan Lawing

2026 BUDGET

Motion: Upon motion made by Jim Matejka, seconded by Ivan Lawing, and unanimously carried, the Board approved mailing the 2026 draft budget to Owners.

HOMEOWNER FORUM: 8:00-8:30

EXECUTIVE SESSION : 8:30-8:39

BrooksideEstates.org Contact email for residents to obtain information regarding the wetlands project.

ADJOURNMENT

There being no further business to come before the meeting, upon motion duly made by Jim Matejka, seconded by Dave Wilkerson, and unanimously carried, the Board adjourned the meeting at 8:40 pm.