

**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](http://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.