

Braeloch HOA Board of Directors Executive Session Minutes

April 18, 2024

The Braeloch HOA Board of Directors met virtually in a scheduled quarterly HOA meeting on April 18, 2024 at 6:30 PM. Board of Directors, Chris Becker, Walter Bolles, Mike Daniels, Eileen Dills and Tricia Garrison were in attendance. Cedar Management Group Community Manager Elleasia Haley was also in attendance. The meeting was called to order by President Bolles, Quorum was established and Agenda approved.

The first item was a Homeowner Forum. President Bolles briefly reviewed the previously published Homeowner Rules for Homeowner Forums. He called for homeowners to acknowledge their desire to speak. No homeowners requested any time.

Minutes from Board of Directors Executive Sessions in March and April were unanimously approved by the Board of Directors.

Brief updates were provided as information for the following areas by respective Board Members with the opportunity for homeowner questions.

Treasurer Report	Eileen Dills
Landscape Committee	Chris Becker
Arc Committee	Mike Daniels
Technology Updates	Walter Bolles

Chris Becker, Chair of the Landscape Committee, presented the 2024 Landscape Proposal from the committee. The proposal was discussed by Board members and questions were entertained from homeowners. Motion was made by Chris Becker to adopt the 2024 Landscape Proposal, Eileen Dills offer a second and the motion was passed unanimously by the Board of Directors.

The next scheduled quarterly HOA meeting is scheduled for August 8, 2024 at 6:30 PM.

The meeting was adjourned to an Executive session to review violation findings report from Cedar Management Group.

July 8, 2024

Executive Board of Directors met virtually to review violation findings from Cedar Management Company. Meeting was called to order by President Bolles at 8:40 PM and quorum was established. Walter Bolles, Eileen Dills and Tricia Garrison were in attendance. Unanimous decisions were made on each finding. President Bolles will

notify Cedar Management of appropriate actions to be taken. Meeting adjourned at 9:20 PM.

Board actions taken by electronic vote:

May 9, 2024 – ARC request for 429 Fincastle approved unanimously by all Executive Board members (Becker, Bolles, Daniels, Dills and Garrison).

July 25, 2024 – ARC request for 212 Fincastle approved unanimously by all Executive Board members (Becker, Bolles, Daniels, Dills and Garrison).

Submitted by: Eileen Dills
Braeloch HOA Secretary