

Braeloch HOA Board of Directors Meeting Minutes

August 8, 2024

The Braeloch HOA Board of Directors met virtually in a scheduled quarterly meeting on August 8, 2024 at 6:30 PM. Board of Directors, Chris Becker, Walter Bolles, Eileen Dills, Mike Daniels, and Tricia Garrison were in attendance. Cedar Management Group Community Manager Elleasia Haley was also in attendance. The meeting was called to order at 6:32 PM by President Bolles. Quorum was established and Agenda approved.

The meeting started with a Homeowner Forum. President Bolles called on any homeowners wishing to speak in regards to any agenda item for the evening.

Minutes from the regular HOA Board of Directors meeting held on April 18, the Board of Directors Executive Session minutes from April 18 and the minutes from the Rules and Regulations Committee meeting on June 6 were read by Secretary Dills. All three sets of minutes were unanimously approved by the Board of Directors.

Treasurer Dills offered an overview of the 2024 operating budget. She also provided an update on the Corporate Transparency Act (CTA) from the presentation made by Cedar Management Group and the law firm Kaman & Cusinano LLC. The CTA was passed by the U.S. Congress in 2021 to assist in preventing money laundering and supporting terrorist organization financing. HOA associations are required to be in compliance by December 31, 2024.

Chris Becker, Chair of the Landscaping Committee, highlighted the completion of the front entrance enhancement project along with the mulching improvements at both the entrance and the park/playground areas. Mr. Becker, also Chair of the Rules and Regulations Committee, reported on recommended revisions to our Rules and Regulations that would not change them, but offer more clarification and understanding for the homeowners.

Mike Daniels, Chair of the ARC Committee reported that all previously approved ARC requests are underway and nearing completion. No new ARC requests are in process.

The one new item of business was the motion by Mr. Becker to approve the revised Rules and Regulations proposal as submitted from the R and R Committee. President Bolles seconded the motion. Motion was approved unanimously by the Board of Directors (Becker, Bolles, Daniels, Dills, and Garrison).

The next regular scheduled virtual meeting of the Board of Directors is set for September 12, 2024 at 6:30 PM.

Meeting was adjourned to Executive Session at 7:14 PM

Submitted by: Eileen Dills
Braeloch HOA Secretary