

Braeloch HOA Board of Directors Meeting Minutes

September 12, 2024

The Braeloch HOA Board of Directors met virtually in a scheduled quarterly meeting on September 12, 2024 at 6:30 PM. Board of Directors in attendance were Chris Becker, Walter Bolles, Mike Daniels, Eileen Dills and Tricia Garrison. Cedar Management Group Community Manager Elleasia Haley was also in attendance. The meeting was called to order by President Bolles at 6:31 PM. Quorum was established and Agenda approved.

Minutes from the August 8, 2024 Board of Directors Meeting, the August 8, 2024 Board of Directors Executive Session, the September 9, 2024 Board of Directors Executive Session along with the Board of Directors Listing of Electronic Votes since the last recording on April 18, 2024 were unanimously approved by the Board of Directors.

Treasurer Eileen Dills presented a proposal for the 2025 operating budget. The proposed budget included a 6% increase in the annual assessment dues. Her presentation provided insight to expenditures to date for the 2024 budget along with proposed line items increases/decreases to more accurately project the 2025 budget. She also recommended that the Board approve the new expenditure that would allow Cedar to manage our compliance with the new Corporate Transparency Act (CTA). The Board unanimously approved the 6% annual increase in assessment dues, the recommendation for Cedar to manage the reporting requirements for the Braeloch HOA as required for the CTA compliance and the adoption of the 2025 operating budget. Treasurer Dills thanked the Board for their help in securing information to develop the 2025 budget.

ARC Chairman Mike Daniels gave a status overview of the recently approved ARC requests. There are no new requests currently pending approval of the Board.

President Walter Bolles called on any homeowners wishing to speak in regards to any agenda item for the evening.

The next schedule meeting will be the annual homeowner meeting to be scheduled for February 2025. The meeting was adjourned at 6:56 PM.