

Braeloch Homeowners Association Annual Meeting

February 15, 2024

Summary Notes

The annual meeting of the Braeloch Homeowners Association, Inc. was held virtually via Google Meet on Thursday, February 15, 2024 from 7:00 – 8:00 PM. Cedar Management Group Community Manager, Elleasia Haley, welcomed the attendees. Walter Bolles, Braeloch HOA President, called the meeting to order at 7:02 PM. The current Board of Directors introduced themselves. All the Board Members, Chris Becker, Walter Bolles, Mike Daniels, Eileen Dills and Tricia Garrison were in attendance. There was a total of 23 attendees signed on electronically for the meeting.

The 2024 Budget was presented as a screenshot. The budget had also been mailed previously to all homeowners with the 2024 annual dues notice.

A screenshot also highlighted some of the 2023 Board accomplishments. The listing included the following:

- Held a Neighborhood Town Hall
- Obtained five formal quotes and interviewed three Property Management companies
- Transitioned to Cedar Management Group in November 2023
- Developed Braeloch website and designated email account
- Digitized HOA documents for easier searching and posted on Braeloch's website
- Continued to post meeting minutes to property manager's portal
- Restored capital reserve contributions at a level more consistent with historic funding
- Maintained a balanced budget
- Obtained legal opinion on per room rentals in Braeloch homes
- Developed a landscape committee
- Replaced a section of worn playground components
- Continued annual playground inspections
- Upgraded the park/playground signage to improve safety and reduce loitering
- Reviewed 21 ARC Requests with 100% approved

A screenshot provided a listing of the preliminary 2024 Board Goals

- Utilize Braeloch website for regular News Blasts
- Return to Regular/Random Inspections by Cedar
- Establish long term and annual maintenance plans for playground/common area and front entrance

- Evaluate capital improvements to front entrance including landscaping, lighting and replacement of sprinkler system
- Evaluate capital improvements to playground and common area including any needed playground equipment repairs, gravel replacement at picnic tables, retaining wall repairs as well as developing a plan for regular mulching
- Update Rules and Regulations
- Solicit Community Suggestions for review

Elleasia Haley from Cedar noted that the Board of Directors has two positions that will be up for vote. She explained how the election process would be handled including both online and US Postal options. Ballots and statements by candidates will be provided to homeowners both by email and US mail. The four candidates, Eileen Dills, Tricia Garrison, Joan Haney and Trudy Ohnsorg, each introduced themselves and offered brief comments.

At approximately 7:30 PM, Attorney Kenneth Love representing Cedar Management Group joined the meeting. He discussed the recent legal opinion that the Braeloch HOA Board of Directors had requested regarding individual room rentals in the Braeloch community. Homeowners were able to ask questions of Attorney Love.

The meeting concluded with additional questions from the Braeloch homeowners. Elleasia Haley, Community Manager, provided responses or noted the concerns for follow-up responses from Cedar Management Group.

The meeting concluded at 7:58 PM.