

Braeloch HOA Board of Directors

Executive Session Minutes

September 22, 2025

Braeloch HOA Board of Directors met virtually on September 22, 2025. Meeting was called to order by President Bolles at 6:30 PM and a quorum was established. Walter Bolles, Al Burgun, Eileen Dills and Tricia Garrison were in attendance. Cedar Management Group representative Tia Ware was also in attendance.

President Bolles asked if any homeowners present wished to speak in regards to any agenda item for the evening.

Minutes were read and approved unanimously (Bolles, Burgun, Dills and Garrison) for the following sessions.

- 04-17-2025 -- Braeloch HOA Board of Directors Meeting
- 07-14-2025 -- Braeloch HOA Board of Directors Executive Session
- 08-25-2025 -- Braeloch Board of Directors Violation Hearing
- 09-11-2025 -- Braeloch HOA Board of Directors Listing of Electronic Votes

Officers and Committee Reports:

Treasurer Eileen Dills presented final draft of 2026 Braeloch Budget. The Budget was prepared by the Board in consultation with our property management company, Cedar Management Group.

President Bolles reported for the Landscaping Committee that the 2025 Budget has planned for mulching both the main Braeloch entrance and the Braeloch playground/park if needed.

ARC Committee Chairman Al Burgun reported that ARC Requests are being processed in a timely manner.

New Business:

Board approved unanimously (Bolles, Burgun, Dills and Garrison) a 6% increase for the 2026 Annual Dues Assessment bringing the 2026 amount to \$239 per home. Board approved unanimously (Bolles, Burgun, Dills and Garrison) the 2026 in the amount of \$30,353 (\$28,853 Operating Funds and \$1500 Reserve Funds).

Announcements:

Vice President Tricia Garrison led a discussion with Board members regarding homeowners' mailbox maintenance. Board voted unanimously (Bolles, Burgun, Dills

and Garrison) to have Cedar Management send an email notice to homeowners advising them that after November 1st mailboxes and posts will be monitored for compliance with Braeloch's Covenant along with Braeloch's Rules and Regulations by Cedar Management's violation inspections.

The meeting was adjourned at 7:01 PM.

Submitted by: Eileen Dills
Braeloch HOA Secretary