

Braeloch Homeowners Association Annual Meeting

February 19, 2026

Summary Notes

The annual meeting of the Braeloch Homeowners Association, Inc. was held virtually via Google Meet on February 19, 2026. The meeting was called to order by President Walter Bolles at 6:02 PM. Quorum was established. Current Board of Directors (Albert Burgun, Chris Becker, Walter Bolles, Eileen Dills and Tricia Garrison) were in attendance and introduced themselves. Tia Ware, Cedar Management Group Community Manager, was in attendance.

President Bolles highlighted the following Board accomplishments from 2025:

- Formalized standard operating procedures across the Board to allow for roles and responsibilities to be more defined and consistent. Worked at reducing the day-to-day volunteer workload for board members to be a more sustainable level.
- Continued to maintain consistent visibility into board discussions and decisions with open Board meetings. Full documentation is posted on the Braeloch HOA website.
- The Board does have intermittent issues with consistency of service with Cedar Management, but this is being actively addressed and closely monitored at all times by the Executive Committee.
- The Board did respond to community feedback regarding mailbox maintenance and upkeep. The Board expressed a big thank you for the homeowners working so hard to getting mailboxes up to covenant standards.

Ms. Ware, Cedar Management representative, reported two candidates submitted information to be considered for election to the two vacant Board positions available in 2026. She solicited nominations from the floor. There were none. Ballots will be mailed to all homeowners which will also include the option for write-in candidates.

Treasure Dills presented the 2026 budget with comments. Homeowners had the opportunity to ask questions. The 2026 budget was ratified by the homeowners.

President Bolles presented the following initial 2026 goals for the Board of Directors:

- Focus on stability and consistency.
- Complete the final phases of the 2024 landscape plan.
- Update rules and regulations to help better track rental homes and hold them to the covenant standards.
- Continue working with legal representation to address rental homes in the Braeloch Community.

The Community was offered the opportunity to ask questions of the Board members.

Minutes from previous Executive Session Meetings, Violation Hearing Minutes and Listing of Electronic Votes were approved. Electronic copies of approvals will be posted on the Braeloch HOA website.

The annual meeting was adjourned at 6:50 PM.

Submitted by: Eileen Dills
Braeloch HOA Secretary