

Braeloch HOA Board of Directors Meeting

Executive Session Minutes

August 8, 2026

Braeloch HOA Board of Directors met in person on August 8, 2026. Meeting was called to order by President Tricia Garrison at 06:35 PM and a quorum was established. Board members present were Tricia Garrison, Timothy Coleman, Eileen Dills, Al Burgun, and Steven Blake.

A scheduled due process hearing was not held because the affected homeowner did not attend the meeting.

Violation findings from inspections made by Cedar Management Group were reviewed. Each violation was voted on individually. Unanimous decisions were made on each violation finding. Cedar Management Group will be notified to take appropriate actions based on the Board's votes.

The Board voted unanimously to send an email to the community informing homeowners that a new inspector from Cedar Management is inspecting the neighborhood, and to remind homeowners to continue to maintain their properties as required by the Braeloch Covenants and Rules and Regulations.

The Board voted unanimously to send emails to specific homeowners whose lawns were noted upon inspection to be in need of rejuvenation.

The Board reviewed information from Cedar Management regarding expected increases in costs to the HOA for 2027. The Board voted unanimously to increase 2027 homeowner's dues by 6% to cover anticipated budget increases.

The Board reviewed requirements and options for inspections and repairs or replacement of the irrigation system at the front of the neighborhood. The Board voted unanimously to replace the irrigation system's backflow prevention valve and have it inspected, as required by the Town of Cary.

The meeting adjourned at 08:00 PM.

Submitted by: Steven Blake
Braeloch HOA Secretary