

Braeloch HOA Board of Directors Meeting

Summary Notes

September 14, 2026

Braeloch HOA Board of Directors met in person on September 14, 2026. Meeting was called to order by President Tricia Garrison at 06:32 PM and a quorum was established. Board of Director members Tricia Garrison, Timothy Coleman, Eileen Dills, Albert Burgun, and Steven Blake were in attendance. Tia Ware, Cedar Management Group Community Manager, was in attendance. Four other Braeloch homeowners were also in attendance. A due process hearing scheduled immediately before the meeting was not held because the affected homeowner did not attend the meeting.

President Garrison reviewed the meeting agenda, which was approved by the Board with one modification (the reading of the May 11 board meeting minutes). A homeowner forum was held.

Secretary Blake read the draft minutes from the May 11 board meeting, the June 8 and August 8 executive sessions, and the 2026 Q1/Q2 electronic votes. The Board approved the minutes. Electronic copies of the approved minutes will be submitted to Cedar Management and posted on the Braeloch HOA website.

Treasurer Dills reviewed the proposed 2027 HOA annual budget, and informed the meeting that a 6% annual dues increase had already been approved by the Board during the August 8 executive session. The Board approved the budget.

Architecture Committee chair Burgun reported that two architecture change requests had been approved since the last board meeting.

Landscaping Committee chair Burgun reported that the only activity of the committee was to approve replacement of the front irrigation system's backflow prevention valve, which has been installed and has passed Town of Cary inspection.

President Garrison adjourned the meeting to Executive Session at 6:58 PM.

The Board discussed the compliance status of homeowners with outstanding recorded violations, and unanimously voted to authorize Community Manager Ware to issue fines as discussed.

The Board voted unanimously to schedule a playground inspection.

The Board discussed the schedule for mailing the 2027 annual budget, the annual dues increase, and the 2027 annual meeting notice with Community Manager Ware.

The meeting adjourned at 07:11 PM.

Submitted by: Steven Blake
Braeloch HOA Secretary

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