

**BRIGHTON EAST FARMS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
November 21, 2023**

**CALL TO ORDER:** The meeting was called to order at 6:32 p.m.

**BOARD MEMBERS PRESENT:** Lynda Bruce, Jonathan Morse and Joshua Rollins were present. Matthew Mooney was absent. Will Such represented Homestead Management.

**GUESTS/OPEN FORUM:** None.

**MINUTES:**

1. The Board reviewed minutes from the 10/17/23 board meeting. It was moved and seconded to approve the minutes. Motion carried.
2. The Board reviewed the minutes from the 10/17/23 executive session. It was moved and seconded to approve the minutes. Motion carried.

**FINANCIAL ITEMS:**

Monthly Financial Reports: The Board reviewed a balance sheet, income statement, and cash disbursements for the period ending 10/31/23.

**CC&R VIOLATIONS:**

The Board reviewed a report of open violations. It was moved and seconded to approve next actions.

**SOCIAL EVENTS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Newsletter: The Board discussed the upcoming newsletter. It was moved and seconded to mention topics such as snow removal, maintaining lots, trailer and recreational vehicle storage and holiday light rules. Motion carried.

**EXECUTIVE SESSION:**

1. Collections List: The Board reviewed a report of delinquent homeowners. It was moved and seconded to proceed with next actions. Motion carried.
2. Cost Share Agreements: This item is pending legal update. No action required.
3. Architectural Request Form:
  - a. SF0417HAY – Tree Removal – Approved
  - b. SF0478TUM – Window Installation – Approved
  - c. Sf0417HAY – Exterior Paint - Approved

**ADJOURNMENT:** The regular meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Lynda Bruce, Secretary  
Brighton East Farms Homeowners Association