

**BRIGHTON EAST FARMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
March 19, 2024**

CALL TO ORDER: The meeting was called to order at 6:37 p.m.

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

GUESTS/OPEN FORUM: None.

MINUTES:

1. The Board reviewed minutes from the 02/20/24 board meeting. It was moved and seconded to approve the minutes. Motion carried.
2. The Board reviewed the minutes from the 02/20/24 executive session. It was moved and seconded to approve the minutes. Motion carried.

FINANCIAL ITEMS:

1. Monthly Financial Reports: The Board reviewed a balance sheet, income statement, and cash disbursements for the period ending 02/29/24.
2. Investments: The Board discussed investing into laddered CDs. It was moved and seconded to hold a meeting on 04/09/24 at 6 PM to discuss investments. Motion carried.

CC&R VIOLATIONS:

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

SOCIAL EVENTS:

The Board discussed the upcoming movie night. Lynda Bruce provided updates on the status with the location of the event. No further action was required at this time.

OLD BUSINESS:

1. Newsletter: The Board reviewed the newsletter. It was moved and seconded to approve the newsletter. Motion carried.
2. Project List: Brandy Such provided an update on estimates for repairs and lighting at the monument signs, as well as additional projects. As several estimates are still pending, no action was taken.

NEW BUSINESS:

1. Management Renewal: The Board discussed the Homestead Management renewal. It was moved and seconded to renew the management contract. Motion carried.
2. Homeowner Volunteer: The Board reviewed a volunteer for the Architectural Control Committee. It was moved and seconded to appoint Lawrence Russell to the Architectural Control Committee. 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: The Board reviewed the latest update of the land transfer. No action required.

ADJOURNMENT: The regular meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Lynda Bruce, Secretary
Brighton East Farms Homeowners Association