

**BRIGHTON EAST FARMS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
SEPTEMBER 19, 2023**

CALL TO ORDER: The meeting was called to order at 6:34 p.m.

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

GUESTS/OPEN FORUM: None.

MINUTES:

The Board reviewed minutes from the 08/15/23 board meeting. 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 08/31/23.

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:

- A. Privacy Fence Repairs/Staining: An update was provided to the Board. All repairs to privacy fencing were completed. Staining is to commence on September 19. No Board action needed.
- B. Xeriscape Policy: It was moved and seconded to approve a Xeriscape Policy in accordance with new statutes. It was moved and seconded to approve the policy. The motion carried. Ms. Bruce will review and recommend three (3) pre-approved plans to be posted to the website.

NEW BUSINESS:

- A. Tree Removal: A proposal from Century Site Services was reviewed for tree removal and replacement. It was moved and seconded to approve only the removal of trees, no replacement at this time. The motion carried.
- B. Fiber Optics: An update was provided to the Board. Allo Fiber is installing an all-fiber network in Brighton which will service the community. No Board action needed.

ADJOURNMENT: The regular meeting was adjourned at 7:03 p.m.

Respectfully submitted,

Lynda Bruce, Secretary
Brighton East Farms Homeowners Association