

Brookfield Homeowners Association

Board of Directors Meeting Minutes

Date: 7/23/25

Time: 9:30am

Location: 6 Brookfield Rd.

Call to Order: The meeting was called to order by President, Dan Rawson.

Present: President Dan Rawson, Vice President-TBT, Treasurer-Laura Wilkins,
Secretary-Lauren Rodriguez

Discussed dues collection status.

Laura has contacted all homeowners who have not paid and has either received payment or put homeowners on a payment plan.

Two homeowners have not paid or responded. At this time we will not be using an attorney to collect as we have been able to collect dues.

While Laura was contacting homeowners regarding payment status, she learned that many homeowners were not aware that there was an HOA. They requested information as to what the dues cover. She instructed them to start utilizing the website which homeowners were not aware existed. We are doing our best to post minutes and keep the website up to date with information regarding the community.

We discussed IRS and CT DRS filing. The income taxes were not previously filed from 2015-2023. This is a requirement for all HOAs. We have filed for 2024.

We will start discussing "rules" in our next meeting.