

Colony Brook Homeowners Association Meeting Minutes
Wednesday July 15th, 2026

Call to order at 7:02 pm

1. Daniela Newlin President of Colony Brook Homeowners Association call the meeting to order at 7:02pm. A quorum was present with all 3 officers.
2. Roll Call: Those that were in attendance were Daniela Newlin, Monika Scotti, Thomas McVicker

3. Homeowner Guest –

4. **Approval of minutes-** June minutes were approved as written.

5 Treasurers Report for June- In Savings Account \$3967.77 in Operating Account \$3359.90

Total: \$7327.67

0 Delinquent

6. Homeowner's Comments –

7. Open Issues/ Old Business:

a. Tree Trimming and removal– Scott Tree Service has been completed.

b. Replacement of Fence along Fairgrounds Road- the homeowner at 7600 will be getting 3 quotes for the replacement of the fence along Fairgrounds Road which is a 50% responsibility for Colony Brook.

8. New Business:

a. Annual HOA meeting- meeting will take place on August 16th, 2026, in the Community Commons Area at 4:00 pm. Packets will be emailed out to the homeowners on August 2nd, 2026.

b. HOA Insurance – Tom McVicker will check into why we haven't received a bill yet.

c. Noise at 7640 – A complaint was emailed to the Board of Directors on July 10th from Grace Nieland regarding the extreme car revving in our neighborhood on July 9th between the hours of 10:00 and 10:30pm. Monika Scotti reached out to Grace and had informed her that I was actually out at that time walking her dogs when this going on, not only was the noise extreme, but the gas fumes were bad. The Board of Directors will be reaching out to the Property Manager as well as the Homeowner regarding this issue.

d. Annual Garage Sale – Christopher Burning will be sending out an email to all homeowners informing them on our upcoming Annual Garage Sale on Saturday July 18th, 2026, from 8-5.

e. Outdoor Movie Night -Matthew & Yelena Birmingham have graciously offered to put together a movie night in our Community Commons Area on Saturday August 1st, 2026, at dusk time. More details to follow.

9. Open Discussion:.

10. Next Meeting: September 16th, 2026, Tom McVicker's home 7613 @ 7:00

11.Meeting adjourned: Daniela Newlin President adjourned the meeting at 7:50pm

Minutes submitted by: Monika Scotti -Colony Brook Secretary/Treasurer

Minutes approved on: September 16,2026

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