

Brookstone CSA
Annual Meeting Minutes
March 19, 2026

March 9, 2026 - Quorum not met

2026 Budget Review by Angel Rivera (President) Ratified on March 9, 2026

Meeting rescheduled for March 19, 2026 (Same Time & Location)

Meeting concluded at 6:25pm on March 9, 2026

March 19, 2026 – No Quorum Requirement for Second Meeting

Meeting called to order 6:04pm

Introductions- Board of Directors introduced as well as Association Manager of Advantage Gold Realty

- Angel Rivera – President
- Kim Perkins – Secretary
- Shirley Levester- Member at Large
- Tomesha Washington – Vice President (Not Present)
- Todd Fetzer – Member at Large
- Jearamie Ross – Treasurer

2026 Budget was ratified at the initial meeting on March 9, 2026

Board President, Angel Rivera, reviewed 2025 Annual Meeting Minutes and Minutes were approved by motion of membership

Treasurer’s Report was reviewed by Association Manager, Chasidy Abadia

There were three open positions on the board, and three nominees, so there was no election.

2026-2027 Board of Directors:

- Angel Rivera – President (1 Year Term) 2024-2027
- Todd Fetzer – Vice President (2 Year Term) 2025-2028
- Jearamie Ross – Treasurer (2 Year Term) 2025-2028
- Jessica Carr – Secretary (3 Year Term) 2026-2029
- Shirley Levester- Member at Large (1 Year Term) 2024-2027
- Mason Howard – Member at Large (3 Year Term) 2026-2029
- Colleen Kofsky – Member at Large (3 Year Term) 2026-2029

Board of Directors made motion to lower annual dues. The Board will review financials with Chasidy to see where we can set the dues for the 2027 Calendar year to \$125.00/year. The membership approved this motion by the Board.

Stormwater Permit Update

The Board of Directors discussed why dues were not decreased for 2026 due to ongoing concerns with Continental Developer and the Brookstone CSA Storm water Permit. They have signed off on transferring the Stormwater Permit to settle Lawsuit with Continental Developer and has been resolved for the 9 Acre Land.

The Board of Directors and Chasidy reviewed drainage ditches and owner responsibilities.

Motion by the Board of Directors to transfer \$20,000 to Reserve Account and membership approved.

Motion made by the Board of Directors to continue with the current lawn contract in place with Jacksons Lawn Care and the membership approved.

2025 Financials show increase in Ground Maintenance, the Board of Directors approved to move forward with trimming back tree line to due vehicle safety concerns in 2025, this will only need to be completed on an as needed basis and will not be an Annual Expense.

Announcements

Brookstone CSA Community Yard Sale - April 18/19 from 8am – 12pm

Urgent Legal Notices will be pursued for non-payment of dues for all delinquent accounts April 1, 2026 – Annual HOA Dues are due Jan 1, 2026. Reach out to management for further assistance hoa@advantagegoldrealty.com.

Open Forum – Questions, Comments, Concerns

All road concerns must be addressed with NC DOT Directly.

Pressure Washing concerns and overall home maintenance concerns were expressed by the membership for various homes around the community . The membership discussed emailing Spring Newsletters to save on postage or distributing door to door to residents. Complaint and ARC Request forms discussed with membership. All forms can be found online at www.advantagegoldrealty.com.

Chickens/Livestock discussed – Would require a change in covenants to allow chickens, the Board has concerns with the participation of Brookstone CSA trying to successfully move forward with a covenant change.

HOA vs Civil matters discussed with membership. All illegal activity, issues with trespassing, neighbor disputes, should be directed to local law enforcement and/or an attorney for criminal and civil matters. The HOA can pursue specific violations as outlined with the governing documents.

Meeting was adjourned at 7:08pm