



BHP Board Meeting Agenda 6/26/2024, 9am

(standard meeting cadence: 3rd Wednesday of month, 9am-Noon)


Board Attendance



- ✓ Craig Lee, Board President
- ✓ Joe D’Avanzo Board, Vice President
- ✓ Phil Dennis, Board Treasurer
- ✓ Sharon Garbarz, Board Secretary
- ✓ Mark Nelson Board, Member at Large
- Valencia Hall, Homestead PM (Absent, input provided on action items ahead of time)

Meeting called to order: 9:11 am and closed at 1:05pm.

Next meeting: Wednesday, July 17, 9am – Noon

Major Agenda Topics:

Topic	5/10 Discussion/Updates/Decisions	Action Items
May Financials 	<ul style="list-style-type: none"> • Operating balance at \$313K; Reserve at \$361K; Capital remaining: \$180K. • Phil is now approving each invoice and providing accounting classification to ensure accuracy. • Notices were sent out last month to the 5 homeowners that are in arrears on their HOA payments. • Auditors engaged to address 2023 income and tax return errors that need to be restated. • August assessment letter in review. • 2026 capital budget in process. <ul style="list-style-type: none"> ○ Delay streets & curbs til 2026. ○ Plan for 2025 landscape beautification improvements including tree trimming to preserve siding, lawn improvements, dock staining, sprinkler adjustments, and arborvitaes. ○ Tentative plan for 2025 is similar assessment to 2024. • July meeting – need to address 10-year plan and 2025 spend (incl. arbs, lawns, sprinklers, trees) 	<ul style="list-style-type: none"> • Phil to pursue DTE consolidated billing. • Joe Zimmer to update the capital plan for the September annual meeting. • Sharon to follow up on arrears and need to apply liens. Will request letters sent. •
Additional 2024 purchases for consideration	<ul style="list-style-type: none"> • Approved: Shrub replacement quote • Approved to fund additional J&B wood repair found during payment (Cost TBD) • Pending: Tree trimming / removal quote • No approval for: 	<ul style="list-style-type: none"> • Can remove dollars.

Topic	5/10 Discussion/Updates/Decisions	Action Items
	<ul style="list-style-type: none"> ○ Sprinkler system timer adjustments ○ Pavilion chairs or storage boxes. ○ 3 Additional Picnic Tables at \$3800. 	
Compliance Bylaw and Rules and Regulation Changes Attorney: Kevin Hirzel 	<ul style="list-style-type: none"> ● Board Discussion on 5/7 survey results. Action items on 5/7 survey to be documented separately. ● 2 open violations being managed. ● Updates planned to Maintenance Ownership Responsibilities. 	<ul style="list-style-type: none"> ● Mark to look at deed to better understand responsibilities for balcony.

Quick Updates:

Topic	5/10 Discussion/Updates/Decisions	Action Items
Signs and More	<ul style="list-style-type: none"> ● Final installation schedule TBD. ● Some signs will be removed ahead of time. 	
Pavilion – Complete!!!	<ul style="list-style-type: none"> ● Bridge replacement complete. ● Bridge solar lights installed. 	
Website and Monthly Newsletter	<ul style="list-style-type: none"> ● Garbage pickup schedule to be updated. 	
Homestead	<ul style="list-style-type: none"> ● Lisa MacDonald has left the organization ● A calendar of activities needs to be developed. ● Homestead is not meeting performance expectations. 	<ul style="list-style-type: none"> ● Valencia to provide calendar and board access to extracted data from website.
Goose Eggs Removal	<ul style="list-style-type: none"> ● Geese Egg Removal completed. ● Lisa sent the violation letter on 5/31/24 to homeowner feeding wildfowl. Close. 	<ul style="list-style-type: none"> ● Phil - Talk to Stonewater about pursuing goose egg removal next year.
Golf Cart (Closed)	<ul style="list-style-type: none"> ● Bill of sale provided. Budget adjusted. ● April meeting minutes updated. 	
Directory Publication	<ul style="list-style-type: none"> ● Directory fixes/adds should be collected and sent out as an addendum. 	
Township HOA Meeting	<ul style="list-style-type: none"> ● July Agenda: Identify topics to be added to the August meeting. 	

Quick Vendor Updates/Action Items

Vendor	5/10 Discussion/Updates/Decisions	Action Items
MLP (Landscaping, Snow Plowing, Tree Spraying)	<ul style="list-style-type: none"> ● Jeff is primary contact in the short term. ● Bush pruning completed. Hydrangeas unintendedly trimmed; will eliminate flowering in these areas. ● Mulch in process as of 6/17 	
J&B (Painting)	<ul style="list-style-type: none"> ● Wood repair and painting in process. ● Additional areas will need to replace siding that wasn't in the original quote. ● J&B will repaint mailboxes over summer. 	
MacDemo (Cement paving)	<ul style="list-style-type: none"> ● 47 remaining driveway and walks, and parking and mailbox pads. Work started the week of 06/17. ● 3 driveways to be replaced under warranty (closed). 	

Vendor	5/10 Discussion/Updates/Decisions	Action Items
	<ul style="list-style-type: none"> • 2023 rebate agreed to between board and MacDemo. 	

Homeowner Specific Issues:

Topic	5/10 Discussion/Updates/Decisions	Action Items
Garage Interior Drywall “Water” Damage Request	<ul style="list-style-type: none"> • Board agreed to pay homeowner \$500 as reimbursement for repairs to the interior garage drywall replacement. • Board decision: withhold any payments until association dues are current. 	<ul style="list-style-type: none"> • Sharon to contact Valencia with payment instructions (completed 6/27).
Aggressive Dog Complaint	<ul style="list-style-type: none"> • No further issues. 	<ul style="list-style-type: none"> • Mark and Sharon to talk to homeowner making the complaint.
Open Work Order Review	<ul style="list-style-type: none"> • All Shrubs/Tree removal/replacement work orders have been compiled into the scope of a shrub replacement quote (approved during meeting). • Tree trimming and removal work requests were collected into a bid that will be decided on based on the results of the bid and budget availability. • Beach erosion (6) projects have been approved and are being scheduled. • Handyman is fixing issues with front caps and lattice • Front porch light has been replaced (closed) • Deck board request was communicated as homeowner responsibility and is being handled by homeowner (closed). • Schmehl request closed. • Tree branch fallen on Stonewater driveway. Board approved a split of the removal cost (\$250). 	

Committee Updates (As available):

Topic	5/10 Discussion/Updates/Decisions	Action Items
Welcome	<ul style="list-style-type: none"> • No updates. 	<ul style="list-style-type: none"> • No action.
Social	<ul style="list-style-type: none"> • Genetti’s reserved for the Christmas party on December 3, 6:00 pm. Party will be held upstairs. Cost same as last year, \$29.95 per person to be paid by attendees. • Sue Arnold working on a weekly BHP Happy Hour on Thursdays at the pavilion. Details TBD. 	<ul style="list-style-type: none"> • No action.
Beautification	<ul style="list-style-type: none"> • Replaced a few plants at entrances and west islands to enhance landscape, installed by committee (closed). • Dock stain – future approved color still to be determined 	<ul style="list-style-type: none"> • No action.
Compliance	<ul style="list-style-type: none"> • See survey related discussion (separate document). 	<ul style="list-style-type: none"> • No action.
Lake	<ul style="list-style-type: none"> • Lake level currently is 7.5” below the designed level. • Lake clarity is good. 	<ul style="list-style-type: none"> • No action.
Capital Projects	<ul style="list-style-type: none"> • Craig will gain support, as needed, in compiling 2025 scope and estimates. 	