



June 9, 2026
Board Meeting Minutes

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
- ✓ Stacey Sherrille, Compass
- ✓ Michael Taig, Compass

Meeting called to order: 1:05pm and closed at 3:47 pm.

Next Meeting: Wed, July 15 9am

Major Agenda Topics:

Major Topic	Discussion/Updates/Decisions	Action Items
Geologist Lake Levels 	• Joe waiting on Geologist proposal to define the best solution to improve lake water levels. DTE is ready to support. • As a short term solution so that homeowners can get their boats out, Craig made arrangements with PPM to work an extra shift and dig out beach area, at homeowner's expense.	• Joe to follow-up on Geologist proposal. • Sharon to send out newsletter notice.
2025 YE Financials	• CPA Review pending and then posting to website.	
2026 May Financials 	• Account Balances: \$134K in Operating, \$318K in Reserve, \$367K in Capital and \$112K in a Money Market account. \$72.7K over budget for May. • Board decision to defer west canal seawall, turf on east side, and 10 tree replacements to 2027 to help offset unplanned expenditures. • Compass made first roof payment to Kearns. • 1 Co-owner remains outstanding for the Apr. 1 Supplemental Assessment. • Breaker fix – See Project info below.	• Phil to investigate DTE interruptible service options to save costs. • Compass to send July 1st reminder on August assessment
Insurance Bylaw Change	• Mark will work with Attorney to create executive summary, redlined version. Insurance must be coordinated with Compass. • Rollout plan early to include feedback from a few Co-owners, a special Association meeting to be attended by Attorney and electronic voting • Offline Board meeting once we have legal/insurance feedback.	• Compass to pursue insurance feedback by next week. • Mark to ask Jeff to provide executive summary
Solar Energy Policy Discussion 	• Solar panel usage is restricted due to common roofs. • Rain barrels and clothes lines must be allowed. • Final version will be uploaded to website and newsletter will state consistent with Michigan law (225) has been uploaded to website.	• Mark to send out final version for Board approval

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2026 Projects Status	• New well installation – Discussed above. • Broken Fountain in Small Lake – Fixed with backup pump in shed! • Mailbox painting – Complete. • Vines/brush around pine trees – Complete. • Breaker fix - Status and resulting Co-owner payment plan. 114 / 140 needed replacements. Confirmed 6 remaining homes. Ready for communication. • Pothole, Crack & Catch Basis Fixes – Vendor will come out to fix remaining issues. • Arb warranty replacements – In process for East and Bluffs. • Gutter cleanup – planned for June completion. • Road Study – date pending. • Tree overhanging on Beck / Dead trees on Berms – No status. • Bridge trimming of bushes and trees – Craig completed personally. • Warranty & Continuous paint maintenance – J&B has started work on the Bluffs and Building 10-20's in addition to Warranty activities. • West islands Shrub Removal – Completed. • May-Jun, pending well performance: ○ Sand removal in canal ○ Repair seawall on west canal (\$6K) to improve water flow • Roof Shingle replacements – Schedule for September, post Labor Day. • South Entrance landscape improvements – Will need to pull dead shrubs/ boxwoods/hydrangeas Beautification Committee to engage for 2027+ improvements to entrances / major common areas. • November: Follow-up on new insurance. • 4Q - Waste Management contract alternatives for 2027. • Reseed landscape on east side of lake – Moved to 2027. • Retaining Wall – Monitor for 2027 or beyond for repair.	• Compass to eliminate the grounds cleanup contract. • Compass to send billing for breaker replacements week of 6/8.
Rules & Regulation Changes	• Future discussion on whether to sync violation fines between Bylaws & Rules & Regs – add to Bylaw discussion.	
Compass Management	• Violation Updates: 32 deck fixes (Fixes due 12/31/2025). Status update from Feb: 18409 BH-E completed. 1 deck, 18185 BHE remains. • Status of restraining of white stained decks: 18061 BHP complete, 18293 BH-P to be sent final notice. • New inspection surfaced 20 more decks that need work/staining by 9/1. Homeowners have been notified.	• Sharon to review voting software.
Purchaser of land north of BHP	• New owner of property wants to discuss plans with the Board at the next meeting including impact to sewer system, trees, etc.	• Compass to invite purchaser to July Board meeting.
2027 Monthly HOA dues	• Maintenance costs are rising and needs to be addressed for future years.	• Sharon to add 2027 HOA dues discussion to July meeting.

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape)	• Status: Snowplow contract (no discussion) • BHS island to be addressed in spring if hard cutback of hydrangeas does not	

Vendor	Discussion/Updates/Decisions	Action Items
Maintenance)	improve area. Beautification committee to be engaged (pending budget) • Small bushes on East islands need removal	
Kearns (Shingle Replacement Planning)	• Expected Sept/October start • Next Co-owner communication in summer, 30-45 day advance notice. • Plan Change: 12 bldgs/yr, Bluffs, Griffin building and West side.	
Emergency water meter access/water shutoff access (bldg)	• REASON FOR ACTION: Association access to end units that have the water shutoff for other connected units in an emergency • No updates to this plan.	• Compass to complete plan/ contract

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
BHW brick damage	• Brick between garage doors to be fixed and invoiced to homeowner.	• Compass to obtain payment.
BHP-W Walkway	• Board approved ARC for TREX in meeting.	
BHD E - Gutter	• Fix the gutter above the doorwall on the lower level. Dave to followup with J&B.	
BHD W - Garage Leak/ Sprinkler	• Initial items closed. Next rainstorm, Craig will look at any remaining issues.	
Driveway Cement Pitting	• Board observed 6 instances where concrete has excessive holes.	• Mark to escalate with MacDemo
BHP - Raccoon Problem	• Homeowner issue closed.	
BH-W –Roof damage	• Temporary fixes to be made. Will prioritize roof replacement this fall.	
BHP	• No racoon found after 5 attempts. Closed.	

Committee Updates (As available):

Topic	Discussion/Updates/Decisions	Action Items
Welcome	• Nothing pending.	
Social	• N/A	
Beautification	• Beautification Committee to engage for 2027+ improvements to entrances / large islands (including BHS) and other common areas.	
Compliance	• Insurance related changes will be required in 2026.	
Lake	• No update.	

REMINDER: 2026 HOA Annual meeting room reserved for Tuesday, September 15th, 6:30 sign in and 7pm meeting.