



**March 11, 2026
Board Meeting Minutes**

Board Attendance


- ✓ Craig Lee, Board President
- ✓ Joe D’Avanzo Board, Vice President
- ✓ Phil Dennis, Board Treasurer
- ✓ Sharon Garbarz, Board Secretary
- ✓ Stacey Sherrille, Compass
- ✓ Michael Taig, Compass
- ✓ Mark Nelson Board, Member at Large (via Zoom)

Meeting called to order: 1:06pm and closed at 3:27 pm.

Next Meeting: Monday, April 13, 1pm at the Compass office.

Major Agenda Topics:

Major Topic	Discussion/Updates/Decisions	Action Items
2025 Year End Financials 	2025 EOY Financials status <ul style="list-style-type: none"> • Board recommended adjustments were not made for 2025 by the Compass accounting vendor. Work will continue to finalize. • Status of 1 breaker/fix payment still pending from homeowner. 	<ul style="list-style-type: none"> • Compass to follow-up on required adjustments.
2026 Financials 	<ul style="list-style-type: none"> • January financials pending closure of 2025. • Account balances: \$277K in Operating, \$110K in CD. Reserve is \$311.5K. Assessments will be transferred from Operating to Reserve. • As of 2/28, no collections for Apr. 1 Supplemental Assessment (\$5000). • First payment to Kearns is due May 15th. • Decision will be held in April to re-invest the CD that matures April 30th or consider money market as an option. 	<ul style="list-style-type: none"> • Compass to confirm new CD interest rate. • Phil to investigate DTE interruptible service options to save costs.
2026 Projects Status 	<ul style="list-style-type: none"> • New well <ul style="list-style-type: none"> • Phil assisting electrician having difficulty reaching DTE planners. • Mulch (bi-annual) – Planned for March (within the week). Edging has started, digging deep edge around landscape. • Mailbox painting - May • Asphalt pathway repairs – contract signed and schedule TBD. • Brick and mortar repair at front porches and garage doors – Contracted, to be scheduled. • South Entrance lighting/landscape. Electricians will be asked to provide an estimate of the work to fix the lighting. Landscape to follow. • Arb warranty replacements in May. • Trimming of bushes and trees around the wood bridge planned. • Irrigation to be turned on and tested 2nd week April. • Continuous paint maintenance to be planned. • Gutter cleanup to be scheduled • Board decision to cancel grounds cleanup contract at end of March. • May-Jun, pending well performance: 	<ul style="list-style-type: none"> • Compass to contact J&B for painting in May. • Compass to talk to Adams about providing an estimate of the electrical work on the South entrance. • Compass to follow up on Arb warranty. • Compass to eliminate the grounds cleanup, Danny Gingora contract. • Compass to followup on getting gutters cleaned, first

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	<ul style="list-style-type: none"> ○ Sand removal in canal ○ Repair seawall on west canal (\$6K) to improve water flow ● November: Followup on new insurance. ● 4Q - Waste Management contract alternatives for 2027. Pending Waste Mgt decision to get all trash, yard waste and recyclables on Fridays. 	<p>two weeks of May, first 10 days June.</p> <ul style="list-style-type: none"> ● Compass to follow up on 2026 Insurance contract (3Q)
Rules & Regulation Changes	<ul style="list-style-type: none"> ● Board confirmed that attic bat and animal remediation is Association responsibility. Kearns has agreed to look into attics for animal droppings during roofing process. ● Pending specs for WeatherGard. ● Rules/Regs updates finalized. ● 2026 Directory updated. Will be mailed with Rules/Regs. ● Future discussion on whether to sync violation fines between Bylaws & Rules & Regs. ● State of Michigan Solar Energy Reg policy statement will be reviewed by Jeff and Mark. Discussion planned for April. 	<ul style="list-style-type: none"> ● Sharon to finalize package for mailing with Compass. ● Sharon to finalize WeatherGard specs for inclusion in package. ● Compass to update violation communications to state that fines are based on Rules and Regs rather than Bylaws.
Insurance Bylaw Change	<ul style="list-style-type: none"> ● Board discussed proposed 2026 Bylaw Change for insurance changes. ● Rollout plan to be defined including early feedback from a few Co-owners, a special Association meeting to be attended by Attorney and electronic voting. ● Jeff Vollmer will interface with the Association’s insurance carrier once the language is finalized. ● Board decision to require a mod request for installing electric vehicle outlets to state code, for fire safety since buildings are shared. 	<ul style="list-style-type: none"> ● Compass pending Insurance carrier feedback on insurance impact. ● Mark to finalize wording, a redlined version if possible, and an Executive Summary. ● Board to review documents for next month’s meeting. ● Sharon to add requirement for mod request for electrical vehicle outlets – Rules & Regs & Newsletter.
Compass Management 	<ul style="list-style-type: none"> ● Sharon to test voting software. ● Violation Updates: 32 deck fixes (Fixes due 12/31/2025) <ul style="list-style-type: none"> ○ Status update from Feb: 18409 BH-E planned. New:18185 BHE. ● Update on status of 32 rotted window repairs (Repairs due June 2026) <ul style="list-style-type: none"> ○ Status update from Feb: 3 outstanding. 18600 loose nail to be fixed. ● Status update on white stained decks: 18293 (no commitment) and 18061 BHP (commitment to fix). ● Process improvement idea raised to eliminate mod form as redundant with software. 	<ul style="list-style-type: none"> ● Sharon to review electronic voting software. ● Dave to follow-up on white decks. ● Compass 18293 BHP will be notified and fines will commence after 6/1 or Assoc will stain. ● Compass to consider future ARC online form upgrade to eliminate mod form.

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape Maintenance)	<ul style="list-style-type: none"> • Snowplow contract progress. \$4K surcharge for salt. • BHS island will be addressed in spring if hard cutback of hydrangeas does not improve the area. • Arb replacement issues to be addressed next year, requiring sprinklers • PPM schedule provided. Will be uploaded and used to track progress. 	Compass to add to maintenance tasks to Board calendar.
Kearns (Shingle Replacement Planning)	<ul style="list-style-type: none"> • Expected Sept/October start • Next Co-owner communication in summer, 30-45 day advance notice. • Plan: 12 bldgs/year (1-8 in year 1), start with Bluffs, then move East. 	
Emergency water meter access/water shutoff (bldg)	<ul style="list-style-type: none"> • 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 and contracting
Unit Breaker Replace/BHP wide safety check	<ul style="list-style-type: none"> • REASON FOR ACTION: Allow the Fire Dept to safely turn off electricity in an emergency. • Remaining testing planned for 3/19-3/20. Will reconcile all invoicing after the last batch. Phil drafted a letter for communication. 	
WeatherGard	<ul style="list-style-type: none"> • Offline Board decision - Hickory Clay for standard exterior color. • Remainder of standards pending vendor feedback by end of week. • WeatherGard sells both entry and storm doors. Ryan will provide more information for future Board discussion. 	

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
18604 BHW Homeowner Water Damage	<ul style="list-style-type: none"> • Difference of \$1,376.11 between insurance received by BHP and Concraft last invoice resolved. Check coming to Association. (Closed) 	
Driveway Cement Pitting	<ul style="list-style-type: none"> • Board observed instances where concrete is bad and there is excessive pitting/holes, should still be addressed in May. 	• Mark to respond to MacDemo on lack of willingness to fix.
18600 BHW Walkway	<ul style="list-style-type: none"> • Estimates still required for wall repair and wood walkway. Check created for inspection – pending scheduling. 	• Compass to followup on estimate for repair.
18318 BHD – W.	<ul style="list-style-type: none"> • Lower level under carpet leak. May be related to 18314 BHD-W. • Association fixed leaks below floor. Closed. 	
18600 - New owner reno	<ul style="list-style-type: none"> • New homeowner wants to do major renovations on condo. • Compass communicated to co-owner that ARC requests are required (Closed) 	
A.Mills	<ul style="list-style-type: none"> • Underground water damage due to main water leak had to be located at a cost of \$600 from Association (Board approved). Closed. 	
18338 BHW brick damage	<ul style="list-style-type: none"> • Homeowner damaged brick between garage doors. Association will have it fixed at owner's expense. 	<ul style="list-style-type: none"> • Compass to communicate to homeowner that she is responsibility for fixes. • Compass to provide vendor approval to fix.

Committee Updates (As available):

Topic	Discussion/Updates/Decisions	Action Items
Welcome	<ul style="list-style-type: none"> • Nothing pending 	
Social	<ul style="list-style-type: none"> • Preliminary Schedule for Summer activities added to Jan newsletter. 	
Beautification	<ul style="list-style-type: none"> • Nothing pending 	
Compliance	<ul style="list-style-type: none"> • Insurance related changes will be required in 2026. 	
Lake	<ul style="list-style-type: none"> • Water level down by 8" at this time. 3" lower than most time periods. 	

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