



**January 23, 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

Meeting called to order: 9:07 am and closed at 11:55 pm.

Upcoming Meeting Options:

- Wed, February 11, 1pm
- Wed, March 11, 1pm

Major Agenda Topics: 

Major Topic	Discussion/Updates/Decisions	Action Items
WeatherGard proposal (guest) 	<ul style="list-style-type: none"> • WeatherGard rep (Ryan, 313-316-4252) did not show. • Will be rescheduled for February. • Purpose: potential addition of their product line to our windows standard as a lower cost option. 	<ul style="list-style-type: none"> • Craig to reschedule rep for February, 11th.
2025 Year End Financials 	<ul style="list-style-type: none"> • 2024 audit was completed and uploaded. • Submitted tax return (1120-H). • Financials only available through October due to transition to new vendor. One time accounting classifications are being made, delaying new financials until February. Future expectation is that financials will be one month behind since accounting changes can be made in real time. • 1 breaker/fix payment still pending from homeowner. Compass to follow-up. • Delinquent account paid following final notice. • Mark met with attorney to confirm that Association cannot recoup legal expenses unless homeowner breaches consent decree. 	<ul style="list-style-type: none"> • Compass to followup on remaining breaker payment.
2026 Financials 	<ul style="list-style-type: none"> • January financials should be available in February and on a one month delayed schedule thereafter. • Account balances: \$267K in Operating, \$107,500 in CD. Reserve is \$303,250. Total balance: \$678K. • Board decision to discontinue payment coupons going forward. 	<ul style="list-style-type: none"> • Phil to look for ways to potential to use the DTE program on interruptible service to potentially save costs.
Shingle Replacement Planning	<ul style="list-style-type: none"> • Expected Sept/October start • Next homeowner communication in summer with 30-45 day advance notice. • Plan: 10 buildings/year. Preliminary plan to start with Bluffs and move to East. 	
2026 Projects	Planning for Board approved projects (contracts/timing) <ul style="list-style-type: none"> • New well - Submitted paperwork to DTE. 	<ul style="list-style-type: none"> • Compass to follow up on 2026

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	<ul style="list-style-type: none"> • Mulch (bi-annual) • Mailbox painting • Trimming of bushes and trees around the wood bridge • Minor repairs to asphalt pathway. Major repairs/replacement of asphalt walkway will be added to the road repair project. • Sand removal in canal, pending well performance (pending well performance) • Repair seawall on west canal (\$6K) to improve water flow (pending well performance). • Repair damaged brick and mortar at front porches and garage doors. • Irrigation • Continuous paint maintenance • Insurance expenses • Keep monthly grounds cleanup through spring; then consider elimination of cleanup contract • Waste Management contract alternatives 	<p>Insurance contract</p> <ul style="list-style-type: none"> • Compass to pursue asphalt contract • Compass to consider Waste Mgt contract alternatives
<p>Rules & Regulation Changes</p>	<ul style="list-style-type: none"> • Proposed changes to Rules/Regs <ul style="list-style-type: none"> ○ Allow security signs. Sticker in window allowed. No political or home sale signs. Except for.... Home security system signs. ○ Document changes to trash day and rules ○ Document dock paint approved colors ○ Document building colors: Accessible Beige and Tony Taupe from Sherman Williams, Super paint flat exterior ○ Document garage door standards to include 12 panels which must be painted to match. Recommend purchase of white. Must be painted Accessible Beige, Super paint flat exterior. ○ Document front doors can only be refinished/repainted. Stain – color changes must be approved. ○ If you bury drainage pipe, homeowner owns fixes. • Winter Trash can schedule (Currently 6pm – Dusk pickup day) -- relax rules to accommodate bad weather, dark. 	<ul style="list-style-type: none"> ○ Board members should review Rules/Regs for potential changes ○ Sharon to draft wording changes for Feb meeting
<p>Insurance Bylaw Change</p>	<ul style="list-style-type: none"> • Bylaw Change is being pursued to better define relationship and responsibility between Association and Co-owners, limit Association cost exposure, and provide homeowners with guidance for Co-owner insurance requirements that provide adequate coverage and the optimal cost model. • Goal is to pursue in 2026 with a rollout to include an early view by “friends and family” prior to a Co-owners meeting and then electronic vote that requires approval by 2/3 of Co-owners and 2/3 of mortgage co’s. 	<ul style="list-style-type: none"> • Mark to pursue a redlined version of the current language as well as a common language summary for discussion.
<p>Compass Management</p> 	<ul style="list-style-type: none"> • Electronic voting is needed for 2026 Bylaw changes and Board elections. • Historical data conversion is complete and Board has full access. • Board can now add calendar items on Vantaca site. • The full welcome packet is now on the portal and should be communicated in the newsletter. • HOA Annual meeting room reservation for Tuesday, September 15th, 6:30 sign in and 7pm meeting. • Spring flower contract signed. • 2026 lake contract signed. • Customer service concerns are improving (some concerns still exist) • Compass violation letters now include better clarity on violations and expectations for resolution. 	<ul style="list-style-type: none"> • Sharon to talk to Stacey re: electronic voting. • Sharon to update directory to include with Rules/Reg packages. Reminders in newsletter to update records for changes. • Sharon to update newsletter to remind people to turn off water when leaving

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	<ul style="list-style-type: none"> • Sharon to update directory and will include with updated Rules/Regulations in Feb/March via US mail. • Status of 32 deck fixes (Fixes due 12/31/2025) <ul style="list-style-type: none"> ○ 2 deck plans outstanding (18300 BHP and 18409 BH-E should be fined). New violation:18185 BHE. • Status of 32 rotted window repairs (Repairs due June 2026) <ul style="list-style-type: none"> ○ 3 outstanding ○ 18600 nail damage (see below in Homeowner section) • Snow removal: <ul style="list-style-type: none"> ○ Salt costs have doubled/tripled in cost and could increase costs. ○ Communication needs to be sent out to reset homeowner expectations which includes roads first, then porches and driveways. Hand shoveling is not typical and highly appreciated. Homeowners should contact Compass and will be scheduled as feasible (pending snow situation) 	for vacation.
Michigan Reserve Associates Proposal	<ul style="list-style-type: none"> • 2021 5-year guaranteed discounted price of \$1,720. • Board Decision to delay until after Roofs (2028) 	

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape Maintenance)	<ul style="list-style-type: none"> • Snowplow performance considered good, considering recent weather conditions. Some homeowner complaints are being dealt with through Compass communication and individual action when needed. • 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 	<ul style="list-style-type: none"> • Mike to contact PPM to create 2026 maintenance schedule in spring.
Emergency water meter access/water shutoff (bldg)	<ul style="list-style-type: none"> • Homeowners are using the Northville Twp site to provide emergency contact information and Compass is then informed. • REASON FOR ACTION: Association access to end units that have the water shutoff for other connected units in an emergency 	<ul style="list-style-type: none"> • Compass to complete contracting and a plan for gaining access.
Unit Breaker Replace/Repair Building #19/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. There is one breaker per unit. • Discussion of plan: <ul style="list-style-type: none"> ○ Replaced 12 units, 7 buildings, 10 breakers. Need to identify replaced breakers unit for billing. ○ Ordered stock based on estimates of issues. ○ Homeowners will be told to turn on front porch light to support testing ○ Nothing is labeled in the boxes. Will need to label going forward and document which were replaced. • Testing to start back up on 2/4 or 2/5. • Vendor will need to go back through previous work to determine which units were replaced for billing purposes. 	<ul style="list-style-type: none"> • Compass to complete plan, per discussion • Sharon to provide newsletter reminder of testing and expectation that many will not work along with potential cost

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
18604 BHW Homeowner Water Damage	<ul style="list-style-type: none"> • Board approved insurance plus deductible payment (\$59,907.10K) to Concraft without interest request from Operating. There is still a difference of \$1,376.11 between insurance received by BHP and Concraft last invoice to be resolved. • Final resolution of Association payment of final invoice and resolution of homeowner deductible reimbursement (Concraft) still pending. 	

18301 BHP Dog Incident	<ul style="list-style-type: none"> • See Financial update above 	
White Decks	<ul style="list-style-type: none"> • 2 non-standard, white stained decks to be fixed since they did not seek approval for unauthorized color (18293 and 18061 BHP) • Need remediation plan with a commitment date. 	Dave to follow-up.
Driveway Cement Pitting	<ul style="list-style-type: none"> • Board believes there are instances where concrete is bad and it won't show for a time period. Where there is excessive pitting/holes, should still be addressed in May. 	Mark to respond to MacDemo on concerns and lack of willingness to fix.
18157 BHE Underground Drain Issue	<ul style="list-style-type: none"> • Drain pipe issue resolved (closed) 	
18600 BHW Walkway	<ul style="list-style-type: none"> • Home sale inspection (sale) showed issues with retaining wall repair and walkway (cement vs wood). Craig was engaged. Association fix required. 	Compass to get estimates for work to be done.
18314 BHD - W. Water Leak	<ul style="list-style-type: none"> • Pipe and concrete were fixed by Association. • Legal letter sent to Compass. Response confirmed Association is not making the internal carpeting and drywall repairs. Matrix may need to be updated. 	Sharon to determine if maintenance matrix requires updates.

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"> • Nothing pending 	
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"> • New 2026 contract signed. 	