



**August 12, 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: 9:08 am and closed at 12:17 pm.

Next Meeting: Wed, Sept 9th, 9am. Use as final prep for Sept 15 Annual Meeting.

Major Agenda Topics:

Major Topic	Discussion/Updates/Decisions	Action Items
Sept Annual Meeting Prep 	- Draft reviewed in meeting. Updates to be made and mailed back out for further input. - Board will solicit Co-owner engagement on Committees. - Metrics on Work Orders, ACC's to show proactive Board mgt. - Final version to be approved in September 9th Board Meeting.	Sharon to coordinate updates
2025 YE Financials	Status of CPA Review – No response, as yet	Stacey to follow up with CPA.
2026 July Financials	- June Month End closed. - July as of 8/11: Account Balances: \$869.5K in Operating, \$334.5K in Reserve, \$341.7 in Capital and \$112.2K in a Money Market account. - Next Kearn's payment due in October (\$800K). Board will attempt to pursue 13th building if payment supports. - Stacey and Phil expressed concerns that most communities are increasing reserve balances from the current 10% to 20-30% to cover major expenses. Board approved commencing the next Reserve Study this year, with the understanding that it will not be complete for 2027 budget. - Status of August 1 Supplemental Assessment: 10 Co-Owners have not yet paid. Late notice letter to be sent on 15th, with late fee. - Breaker fix payments: 10% in arrears. Late notice to be sent on 15th. - Board approved one-time payment to L. Zimmer request for \$200 to reimburse for library replenishment.	Phil to investigate DTE interruptible service options to save costs. Sharon request men's books for library in newsletter Compass to send L. Zimmer reimbursement. Stacey to contract Reserve Study
2027 Monthly HOA dues	In prep for 4Q discussions, Board members should begin compiling a list of known price increases or required maintenance / improvement.	Board members forward input to Sharon for inclusion in Oct. Board Meeting.

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New Well to Address Low Lake Levels 	- County Health Department does not have issues with installing a new well Board agreed to pursue site-specific review following failed MI Dept of Env., Great Lakes, and Energy (EGLE) standard test. Joe provided a set of alternative pumping scenarios that may be acceptable to EGLE. Board Agree: Pursue Options 9 or 5 for EGLE approval. - Next step – test well	Joe will pursue two options with consultant and then EGLE to pursue approval.
Owner's Requests RE: Purchase of land north of BHP 	- Compass shared documents following last month's meeting. Board denied Owner's request to tie into sanitary system N of BH Court where there is no easement, due to concerns over long term maintenance complications and the fact that the Owner has another satisfactory alternative at Beck Rd where there is an easement. Board denied request to build a physical walkthrough from his property to BHP since it exposes more trespassing on BHP property which raises liability risks. Board rejected any interest in selling land on the north end of BHP property that ties to development. Board will not pursue additional privacy trees to shield BHP from new development.	Compass to communicate Board decisions to Land Owner.
South West Lake Cove Issues	Board decision: No reimbursement for homeowner requesting reimbursement to remove weeds. This is considered similar to homeowner responsibility to move sand. Board approved homeowner's request to leave lights on from 7am-11pm (from 10pm) - Board to decide on need for new control panel in spring.	- Discuss need for control panel in spring. - Craig to communicate denied reimbursement to homeowner.
Insurance Bylaw Change	- Status of Insurance feedback on Bylaw language 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. - Future discussion on whether to sync violation fines between Bylaws & Rules & Regs – add to Bylaw discussion. Board decision to modify 2027 Rules/Regs to require maintenance for few remaining "original" balconies to transfer to homeowner's responsibilities.	Mark to modify Exec. summary for Annual Mtg. Stacey to followup with insurance rep: potential premium reductions Sharon to review voting software. Sharon to add balcony maint. to Rules/Regs. Stacey – Schedule Nov Town Hall date.
Solar Energy Policy Communication	Solar policy will be uploaded to Compass website and communicated via newsletter.	Sharon to add to Newsletter.
2026 Projects Status	New well installation – Discussed above. Arb warranty replacements – Complete. Warranty & Continuous paint maintenance – Warranty done. Minor paint maintenance in Bluff continues. Road Study – date pending. Tree overhanging on Beck / Dead trees on Berms – No status.	Phil to notify homeowner of need to change color.. Sharon to add garage paint

Major Topic	Discussion/Updates/Decisions	Action Items
	• Late summer, 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. • November: Follow-up on new insurance. • South Entrance landscape improvements – Moved to 2027. • 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.	standard (Accessible Beige). to Rules/Regs.
Compass Management	Violation Status Update: ○ 2025 list of 32 deck fixes. 1 remains to be completed by 9/1. ○ BH Pointe white deck - No action. ○ 2026 list of 20 decks – fixed due by 9/1. ○ Homeowner lawsuit discussion continues.	• Stacey to work with Legal to close lawsuit issue.
Waste Mgt Schedule	• Waste Mgt schedule has improved since 7/22 commitment. Closed issue.	

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape Maintenance)	• Vendor is not keeping up with maintenance commitment: Not receiving “premium” service, as promised • Waiting for a list of shrubs to be replaced around the homes. • Snowplow contract to be pursued in Sept. following salt pricing availability.	• Craig and Mike to continue to push vendor performance.
Kearns (Shingle Replacement Planning)	• Expected Sept/Oct start. August communication (30-45 day advance notice) • Plan: 12 bldgs/yr, Bluffs, Griffin building and West side. • Tentative start date: Sept 22.	• Mike to work with vendor on project plan.
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 repaired. Board concerns over final cost which was higher than expected. • Invoiced homeowner for reimbursement.	• Compass to followup on cost increase
BHD E - Gutter	• Fix the gutter above the doorwall on the lower level. Closed.	
Cement Crumbling / Pitting	• 2 BH-W Crumbling driveways and 6 pitting examples - repair plans to be considered for 2027 budget.	• 2027 initiative.
Trespassing Concerns	• Homeowner expressed concerns over trespassers using lake.	• Sharon to provide newsletter reminder.
Front Door Replacement	• Homeowner request to replace door requires a new standard.	• Craig to pursue vendors

Request		
Bat invoices	Recent costs have been higher than expected. Need to pursue less expensive alternatives.	Compass to pursue invoice explanation and consider Wingman Pest Control ongoing

New Owner Communication to Board (Info Only):

	N/A	
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Committee Updates (As available):

Topic	Discussion/Updates/Decisions	Action Items
Welcome	Nothing pending.	
Social	Fall window cleaning event planned.	
Beautification	Beautification Committee to engage for 2027+ improvements to entrances / other large islands (including BHS) and common areas.	
Compliance	Insurance related changes will be required in 2026.	
Lake	See above.	