

Annual Blue Heron Pointe Association Meeting Minutes

September 17, 2024

Board Members Present: Craig Lee (President), Joe D'Avanzo (Vice President), Sharon Garbarz (Secretary), Mark Nelson (Member at Large). Absent: Phil Dennis (Treasurer).

Compass Property Management Team Present: Stacey Sherrille (Managing Agent), Mike Taig (Site Inspections) and David Martin (Maintenance & Work Orders).

Quorum confirmed by Compass Property Management.

Meeting called to order at 7:30pm and began with introductions of the Board and Management Company representatives.

Minutes from September 2023 annual meeting were mailed out prior to the meeting and approved by all attendees in the meeting.

Board Elections

New Board elections were conducted. Three current Board members had previously submitted their nomination for re-election and their summaries were emailed to Co-owners for review. No new candidates were identified from the floor. Co-owner voting occurred previously by email in addition to the vote conducted at the meeting. Results elected the three existing Board members for another 2-year term.

By-law Amendment Proposal

The proposed By-law Amendments were reviewed by Mark Nelson and were opened to questions. It was explained that approval of any given amendment would require approval from 94 units based on By-law requirements.

There were several concerns raised that will be considered in the associated Rules/Regulation changes that will support the By-law amendments.

- Pets – Concerns about the type of animals that would be allowed, wanting to ensure that exotic or aggressive animals would be prohibited.
- Voting – Electronic voting concerns were raised to ensure that emailed ballots were received and read by the Co-Owner. Security was discussed to ensure that only the assigned Co-Owner could vote on behalf of a unit.
- Aesthetics – Concerns that furniture left out over the winter months would not blow into the lake.

A vote on the By-law amendments commenced in the meeting. The results were added to those that were submitted prior to the meeting. As of the end of the meeting, the Board did not have sufficient votes to approve the proposed amendments in the meeting. With approximately 50 units yet to vote, additional actions must be taken to obtain the required 66 2/3% quorum for approval of an amendment.

Additional Topics Discussed

Craig Lee provided a summary of the 2024 initiatives that brought many improvements to the complex. He also discussed some of the challenges that occurred with a lack of performance by the prior management company.

Michael Turomsha provided an update on the lake. In summary, the lake is healthy overall.

Craig thanked the many committees within the complex for their volunteer efforts on multiple initiatives.

Craig Lee provided a brief introduction of 2025 improvement plans which are still being finalized, including replacement of the many overgrown arborvitaes throughout the complex. One Co-owner raised a concern about the need for replacement. Craig offered a separate discussion if there were general concerns.

Joe D'Avanzo stepped in for Phil Dennis (Treasurer) to provide a high level of overview of the 2024 Finances. Overall, the summary was positive since finances were reported as being within budget. More detailed questions would have to be forwarded to Phil Dennis following the meeting.

Stacey Sherrille provided a short introduction of the new management company and conveyed her goals and objectives for superior service to the community.

Craig Lee ended the topics with some final reminders and Board lessons learned. He also made an appeal for volunteers to support improvements.

The meeting was adjourned at 9:00 pm.

See the full meeting presentation for additional information. Document is named "BHP 2024 Annual Mtg 9-17-2024 Final.pdf".