



May 7, 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: 10:59am and closed at 1:00 pm.

Next Meeting: Mon, June 9, 1pm

Major Agenda Topics:

Major Topic	Discussion/Updates/Decisions	Action Items
Geologist Meeting w/Lake Committee 	• Joe will provide an estimate of the cost for a hydro geologists to analyze the well situation and then provide regulation implications of various solutions. Board will approve cost offline. • Proposal will determine how the lakes are connected, if current well is still operating properly or if it is drawing too much sand due to soil conditions. He will determine if / where a new well should be drilled. He may offer another option to add irrigation wells for sprinkling so not pulling from the lake which would have less regulation than other well types. • Resulting proposals will be discussed further by the Board prior to approving action.	• Joe to get a quote for the analysis and recommendations for offline Board approval. • Compass will send out a notice of upcoming herbicide treatments.
2025 Year End Financials	• Pending CPA Review and then posting to website.	
2026 March Financials 	• Account Balances: \$204.9 in Operating, \$309.8 in Reserve, \$717.5 in Capital and \$111.2 in a CD rolled over on 3/31. • First roof payment to Kearns to be made shortly before May 15th deadline. • 3 Co-owners outstanding for Apr. 1 Supplemental Assessment • 1 Co-owner past-due HOA assessments with legal - pending • Compass moved \$700K Assessment move from Operating to Reserve. • Compass rolled over \$100K in Reserves into a CD at 3.75% for another 6 month term. • Breaker fix – See Project info below.	• Compass to pay the final Concraft insurance payment (closed) • Comp • Phil to investigate DTE interruptible service options to save costs.
Pothole & Catch Basis Fix Proposals 	• Contract sent to with True North for \$32,690. • Concrete basins will start May 15th and May 22 for crack fills.	• Compass to communicate out to homeowners.

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Insurance Bylaw Change	• Mark to provide updated status and next steps. • Board to decide whether to include redlined version with final presentation. • Jeff will provide an executive summary. • 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 to discuss language with Association's insurance carrier. • 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 	• Jeff has created a BHP version for Board and legal adoption. • Open issue: solar panel usage. • Final version to be emailed to Co-owners and uploaded to website.	• Mark to resolve open issues around solar panels. • Board to approve final version • Compass to send out to homeowners.
2026 Projects Status	• Irrigation testing completed. • New well installation – Discussed above. • Bi-Annual Mulching complete. • Breaker fix - Status and resulting Co-owner payment plan. 114 / 140 needed replacements. Compass will reconfirm 6 remaining homes and then prepare a communication to request payment for inoperable breakers. Remaining breakers can be tested in a future year. • Roads –Board approved a max of \$2K approved for study. Contract in being set with McDowell. • 18600 BHP-W Walkway– 2 bids received for wall repair and wood walkway. Board approved Supreme at \$26K for wood replacement (total rebuild) and Co-owner will pay for the porch cap and the difference for TREX product. Co-owner can choose final product within standards. • Retaining Wall – 2027 or beyond for repair. Monitor. • Mailbox painting – in process. • Asphalt pathway repairs –schedule May 12 • Brick and mortar repair complete. \$3000 additional contracted for Bluffs and now complete. Included one homeowner's garage who must pay for this fix. • Arb warranty replacements by next week. • Gutter cleanup – scheduled for first 2 weeks May, first 10 days June. • Vines/brush around pine trees – Need to be cleared out and away from pine trees. • Tree overhanging on Beck near North entrance. Compass to determine responsibility for removal of tree branch overlooking Beck. Additional dead tree on berm S of middle entrance to be included in discussion. • Wood Bridge trimming of bushes and trees – Timing TBD. • Fill in and reseed landscape on east side of lake – TBD. • Warranty & Continuous paint maintenance - To be planned as weather permits. • May-Jun, pending well performance:	• Phil to add a 2027 budget item for testing/ replacing breakers. • Compass to eliminate the grounds cleanup contract. • Compass to finalize cost to homeowners & send billing for breaker replacements. • Compass to contact Twp to remove tree branch overlooking Beck and dead tree alongside Beck. • Compass will contact vendor to fix the fountain in the small lake. • Craig to talk to PPM about cleaning East pine tree vines.

Major Topic	Discussion/Updates/Decisions	Action Items
	○ Sand removal in canal ○ Repair seawall on west canal (\$6K) to improve water flow ● West islands – Board approved PPM to pull dead shrubs. ● South Entrance landscape improvements – Will need to pull dead shrubs/ boxwoods/hydrangeas Beautification Committee to engage for 2027+ improvements to entrances / major common areas. ● Roof Shingle replacements – Schedule for September, post labor day. ● November: Follow-up on new insurance. ● 4Q - Waste Management contract alternatives for 2027. Pending Waste Mgt decision to get all trash, yard waste and recyclables on Fridays.	
Rules & Regulation Changes	● Future discussion on whether to sync violation fines between Bylaws & Rules & Regs – add to Bylaw discussion.	● Compass to update violation communications to state that fines are based on Rules and Regs.
Deck Color Standards	● Board agreed to update Rules/Regulations to state that Board must approve new colors via an Architectural Request and will be expected to be in a med/dark brown tone, including colors: 1. Balcony panels and spindles: ● Wood spindles: stained with TWP 101 Cedartone ● Trex: Black spindles, vertical round or square shapes (other options?) ● Glass panels 2. Deck Flooring Standards: ● Original Flooring: TWP 101 Cedartone ● Trex: Tiki Torch, Tree House, Spiced Rum, Vintage Lantern, Saddle ● Stamped concrete or brick paving	● Sharon to update rules and regulations for future communication.
Compass Management 	● Annual Lake Report provided to Board, offline. ● Violation Updates: 32 deck fixes (Fixes due 12/31/2025). Status update from Feb: 18409 BH-E planned. 18185 BHE no commitment. ● Completed: 32 rotted window repairs ● Status update on white stained decks: ○ 18293 BH-P to be sent final notice. ○ 18061 BHP has committed to fixing. ● Goose Busters have been out.	● Sharon to update Lake report in Newsletter. ● Sharon to review voting software. ● Compass to send out final notice on 18409 BHE deck. ● Compass 18293 BHP notice of fines

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape Maintenance)	● Snowplow contract progress. ● BHS island to be addressed in spring if hard cutback of hydrangeas does not improve the area. Beautification committee to be engaged.	● Compass to add to maintenance tasks to Board

Vendor	Discussion/Updates/Decisions	Action Items
	• Spraying weeds and rocks in process. • Arb replacement issues next week. • Small bushes on East islands need removal	calendar.
Kearns (Shingle Replacement Planning)	• 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)	• 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

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
18338 BHW brick damage	• Brick between garage doors was fixed. Reimbursement still in process.	• Compass to continue to work with owner for payment.
Peters - 18301 Blue Heron Pointe Unit	• Closed.	
Lewis - 18311 Blue Heron Drive E	• The gutter above the doorwall on the lower level will be fixed when J&B is onsite.	• Compass will communicate planned fix.
Lee - 18190 Blue Heron Drive W.	• Garage leak fixed. Owner needs to make interior fixes. • Additional issue reported with sprinkler system spraying one plant but not another. Association will only pay for standard sprinkler adjustments only.	
Weaver – 47455 Blue Heron Court Leak	• Closed.	
Driveway Cement Pitting	• Board observed 6 instances where concrete has excessive holes.	• Mark to escalate with MacDemo
Tegtmeyer – 18309 BHP Raccoon Problem	• Animals that get into the attic from the roof/siding/vents is Association responsibility. Animals must be trapped before closing the opening. This co-owner is closed. Process is re-confirmed with Compass.	
18600 BHW – Griffin (new)	• New homeowner has submitted maintenance request for roofing water damage. Kearns will be sent out to investigate damage, currency of the issue and plan for attack. Co-owner will get \$500 for interior fixes (co-owner responsibility).	
Buckley – 18312 BHP	• Raccoon issue.	• Compass will escalate resolution.

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.	

Topic	Discussion/Updates/Decisions	Action Items
Compliance	Insurance related changes will be required in 2026.	
Lake	2025 Lake Report provided to Board.	

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