

**Blue Heron Pointe Board Zoom Meeting Minutes July 19,
2023**

Called to Order at 6:32pm

**Attending the meeting : Joe Zimmer, Edward Buckle, Carol Bernardo,
Joseph D'Avanzo**

**Excused : Craig Lee and Tiffany Semanisin CMCA
from LandArc**

Review of Minutes from May/24/2023 meeting were approved

Financial report from Land Arc was reviewed, discussed and approved

Old Business

A : Progress on trimming, staking and replacement of Arborvitae's

a) To begin tomorrow, July 20,2023 , weather permitting

B : Directory

a) Publishing has been delayed. Much of the information from the prior Directory has changed.

b) It is the hope to have an updated directory published in time for the Annual September meeting

C : Hill Erosion between Units 136 and 137

a) Mac Demo will be contacted to see what can done to help minimize the hill and beach wash out during storms. Other ideas were discussed.

D : Gutter cleaning : any progress ? Completed in May 2023. Fall Gutter cleaning will again be scheduled for the Bluffs this year.

E : Dead Tree and bush removal ,

a) Dead bushes and trees from around the units have been removed . In August a walk around to find peripheral trees and bushes that need removal and/or trimmed will be done by the board . This service will depend on what funds are still available in the budget.

F : Property Supervisor : Canceled By the Board in May 2023

G : Assessment Notices sent out to residents

a) The Letter was sent out by LandArc in June 2023 for \$1,600.00.. The board is requesting that the residents make their assessment payment by August 15th

H : Asphalt crack repair, Status.

a) LandArc did not get quotes so the board will look for a vendors to give us a quote to repair the asphalt cracks.

I : Emergency Notification information from LandArc : Deferred

J : Lake update

a) Water level is 4.25 inches below design level which is an improvement. . PLM is happy with the lake quality thus far this year. Water vegetation growth is improved this year.

K : Building Painting to start in August on the Bluffs

L : Annual meeting notification for the September Meeting will be sent out by Management in August

a) The board will ask Landarc to send out notification of the annual meeting which will be on September 27th in early August. They are to send out a request looking for nominations for the board elections at the September meeting. There will be two openings for 2 year terms and one opening for a one year term. (Total of 3)

M : Property insurance bids for 2023 - 2024 year

a) We will begin asking for quotes in August as our insurance policy ends in October 2023

N : The board's decided to not renew our contract with LandArc. It ends on August 31,2023 . LandArc will manage our property until then. A new management company has been selected and contract details are near completion. The new management group will start September 1, 2023.

Capital Improvement projects : Status

A : Gazebo and Dock Status

a) Gazebo is done except for a few shingles. The Deck people have been notified that they can start the deck.

B : Driveway replacement : Start date Monday July 24th weather permitting.

NEW business

A : Alteration requests

a) One submitted for a balcony alteration was reviewed. It was approved by all board members present.

B : Annual meeting notification and nomination for election of new board members for September 27, 2023 Meeting to be sent out by Management in early

August

Future Meetings

Wednesday August 23, 2023

**Annual Association Meeting Wednesday September 27, 2023 at Northville
Township City Hall at 6 mile Rd**

Adjourned : 7:47pm