



April 16, 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 (via Zoom)


Meeting called to order: 1:01pm and closed at 3:49 pm.

Next Meeting: Monday May 7, 11am.

Major Agenda Topics: 

Major Topic	Discussion/Updates/Decisions	Action Items
2025 Year End Financials	<ul style="list-style-type: none"> • 2025 EOY Financials closed. The Association incurred a loss of \$7,760. • \$92,400 was sent to the Reserve Account, in compliance with Bylaws. 	<ul style="list-style-type: none"> • Compass to send Financials to CPA.
2026 Financials 	<ul style="list-style-type: none"> • February Financials closed. • Account Balances: \$319.374K plus \$110,200 in a CD, Reserves \$212,335, Capital: \$700K. • First roof payment to Kearns to be made shortly before May 15th deadline. • 11 Co-owners outstanding for Apr. 1 Supplemental Assessment. • 1 Co-owner past-due HOA assessments are with legal. • Compass will move \$700K Assessments from Operating to Reserve. • Board decision: Rollover \$100K CD that matures April 30th at 3.75% for another 6 month term. 	<ul style="list-style-type: none"> • Compass to follow-up on late Assessment payments. • Compass to rollover CD. • Compass to pay the final Concraft insurance payment. • Phil to investigate DTE interruptible service options to save costs.
Pothole & Catch Basis Fix Proposals 	<ul style="list-style-type: none"> • Bids received from DCAM and True North • Board Decision to award bid to True North for \$32,690 due to lower price. • Bid includes \$10.5K to fix catch basins and \$22.19K for asphalt crack fill / road sealing. 	<ul style="list-style-type: none"> • Compass to approve quote and schedule work.
Insurance Bylaw Change	<ul style="list-style-type: none"> • Mark to provide updated status and next steps. <ul style="list-style-type: none"> • Rollout plan to be defined including early feedback from a few Co-owners, a special Association meeting to be attended by Attorney and 	<ul style="list-style-type: none"> • Compass to pursue insurance

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	<p>electronic voting.</p> <ul style="list-style-type: none"> • Jeff Vollmer will interface with the Association’s insurance carrier once the language is finalized. • Offline Board meeting once we have legal/insurance feedback. • Provide homeowner recommendation to use a licensed contractor for 240 volt electrical outlets for electric vehicles. 	<p>feedback.</p> <ul style="list-style-type: none"> • Mark provided redlined version • Jeff to provide Executive Summary. • Sharon to add to newsletter.
<p>Solar Energy Policy Discussion</p> 	<ul style="list-style-type: none"> • The Act does not require an association to approve solar panels where there are shared roofs. The Act does permit clothes lines on limited common areas. Rain barrels may not be permitted if connected to gutters attached to the common areas. • Compass to modify the discussed version for BHP for Board and legal adoption. Final version to be emailed to Co-owners and uploaded to website. 	<ul style="list-style-type: none"> • Compass will modify the condo version reviewed in the meeting for Board and Legal approval. • Compass will email out and upload to website.
<p>OnCourse Home Solutions (L. Judd)</p>	<ul style="list-style-type: none"> • Consumers Energy is recommending OnCourse Home Solutions with regard to "Water Line and Sewer Line Protection Program". • Board recommended Co-owner disregard this program. Association is responsible for water coming into the house and is covered by insurance. Homeowner insurance covers internal water damage. 	<ul style="list-style-type: none"> • Sharon to respond to Judd (closed) • Compass to send out an email to disregard.
<p>2026 Projects Status</p>	<ul style="list-style-type: none"> • New directory and Rules/Reg updates mailed last week. • Irrigation turn on and testing planned for mid-May. Pumps are working. • New well installation – Phil, Joe and Mark meeting with DTE planner and electrician for Wed, 4/22, 11am. • Deep edging complete along with Bi-Annual Mulching. Additional \$14K-\$20K required for additional mulch (140 yards) to complete complex (offline approved). 25 yards to come. Future consideration to move to a 3-year schedule to reduce build up. • Breaker fix - Status and resulting Co-owner payment plan. 114 / 140 needed replacements. List will be provided to begin rebilling. Communicate via newsletter notice and email notification. • Roads – Board agreed to contract Engineer to do a core sample to see the health of the roads. Board approved a max of \$2K approved for study. • Retaining wall and Walkway (18600 BHP-W) - Bids in process for wall repair and wood walkway. • Walkway – will be braced via posts against the house. Pending bids. • Mailbox painting – Scheduled for May. Compass to determine if post office needs awareness for delivery scheduling. • Asphalt pathway repairs – contract signed and schedule mid-April. Will make walkways inaccessible for a couple of days. • Brick and mortar repair at front porches and garage doors –Contracted. \$30K/plus Bluffs. Planned this month, 3-4 weeks. • South Entrance lighting not working – Closed. • South Entrance landscape improvements – Will need to pull dead 	<ul style="list-style-type: none"> • Compass to contact Post Office re: Mailbox painting. • Compass to eliminate the grounds cleanup contract. • Sharon to summarize inoperability of the breakers, results of testing and benefits in next newsletter. • Compass to finalize cost to homeowners & send billing for breaker replacements.

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	<p>shrubs/ boxwoods/hydrangeas Beautification Committee to engage for 2027+ improvements to entrances / major common areas.</p> <ul style="list-style-type: none"> • Arb warranty replacements in May. 20 on hold/replace 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. Approved for 2026. • 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. • Roof Shingle replacements – Schedule for September, post labor day. • May-Jun, pending well performance: <ul style="list-style-type: none"> ○ Sand removal in canal ○ Repair seawall on west canal (\$6K) to improve water flow • November: Followup on new insurance. • 4Q - Waste Management contract alternatives for 2027. Pending Waste Mgt decision to get all trash, yard waste and recyclables on Fridays. 	<ul style="list-style-type: none"> • Compass to contact Twp to remove tree branch overlooking Beck and dead tree alongside Beck.
Rules & Regulation Changes	<ul style="list-style-type: none"> • Updates mailed with exception of windows standards. Will send updates with Bylaw changes. • Future discussion on whether to sync violation fines between Bylaws & Rules & Regs – add to Bylaw discussion. 	<ul style="list-style-type: none"> • Compass to update violation communications to state that fines are based on Rules and Regs.
Compass Management 	<ul style="list-style-type: none"> • Violation Updates: 32 deck fixes (Fixes due 12/31/2025) <ul style="list-style-type: none"> ○ Status update from Feb: 18409 BH-E planned. New:18185 BHE – May 1st followup reminder. • Update on status of 32 rotted window repairs (Repairs due June 2026) <ul style="list-style-type: none"> ○ Status update: 3 outstanding. 18600 loose nail to be fixed. • Status update on white stained decks: 18293 (no commitment – followup required) and 18061 BHP (commitment to fix). <ul style="list-style-type: none"> ○ 5/1 letter - Fine to be assessed for 18293 after 6/1 and Association may choose to stain and charge them back. • Goose Busters permit in process. 	<ul style="list-style-type: none"> • Sharon to review voting software. • Compass 18293 BHP notice of fines • Compass to pursue annual lake report.

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape)	<ul style="list-style-type: none"> • Snowplow contract progress. \$4K surcharge for salt complete. 	<ul style="list-style-type: none"> • Compass to

Vendor	Discussion/Updates/Decisions	Action Items
Maintenance)	<ul style="list-style-type: none"> • Additional \$14K required for additional mulch– discussion held w/financials. • BHS island to be addressed in spring if hard cutback of hydrangeas does not improve the area. Beautification committee. • Spraying weeds and rocks. • Arb replacement issues in May. • Small bushes on East islands may need removal • PPM schedule provided. Will be uploaded and used to track progress. 	add to maintenance tasks to Board calendar.
Kearns (Shingle Replacement Planning)	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • 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
Windows & Door Standards	<ul style="list-style-type: none"> • Board approved request to add another storm door to the approval list: Anderson, Series 10, Sandstone color, brass, wood trim needs to be painted. 	• Sharon to communicate in Newsletter

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
BHP-W Brick damage	<ul style="list-style-type: none"> • Homeowner damaged brick between garage doors will be fixed by Association at owner's expense. 	• Compass to communicate to owner and give vendor approval to fix.
BHP Roof Leak	<ul style="list-style-type: none"> • Board addressed April 3rd Board escalation letter. • Work completed 4/13, as committed. • Board denied Co-owner's request for additional reimbursement and approved payment of standard \$500 payment for internal damage. 	• Compass will communicate approval of standard reimbursement.
BHP-E Gutter	<ul style="list-style-type: none"> • The gutter above the doorwall on the lower level was moved or damaged. • J&B will fix when onsite. 	• Compass will communicate planned fix.
BHP-W Garage Leak	<ul style="list-style-type: none"> • Garage leak reported. Compass sent out a vendor and was initially prohibited from investigating the issue by Co-owner. Further discussions resulted in agreement to allow vender in. Fix being scheduled. • Additional issue reported with sprinkler system spraying one plant but not another. Association will only pay for standard sprinkler adjustments only. 	• Compass will notify Co-owner of plan for fixing both issues.
BH Court - Leak	<ul style="list-style-type: none"> • Leak in Foyer, diagnosed by Co-owner handyman and fixed. • Reimbursement requested. Board approved: \$500 standard amount. 	• Compass to communicate.
Driveway Cement Pitting	<ul style="list-style-type: none"> • Board observed instances where concrete is bad and there is excessive pitting/holes, should still be addressed in May. Mark to push back on MacDemo's stance of no fixes. 	• Mark to respond to MacDemo

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"> • N/A 	
Beautification	<ul style="list-style-type: none"> • Beautification Committee to engage for 2027+ improvements to entrances / large islands (including BHS) and other common areas. 	
Compliance	<ul style="list-style-type: none"> • Insurance related changes will be required in 2026. 	
Lake	<ul style="list-style-type: none"> • Pending 2025 lake report. 	

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