



BHP Board Meeting Minutes 04/23/2025 12:30pm



Board Attendance

- ✓ Craig Lee, Board President
- ✓ Joe D'Avanzo Board, Vice President
- ✓ Phil Dennis, Board Treasurer
- ✓ Sharon Garbarz, Board Secretary
- x Mark Nelson Board, Member at Large (Planned Absence)
- ✓ Stacey Sherrille, Compass
- ✓ Michael Taig, Compass

Meeting called to order: 12:35 pm and closed at 3:30pm.

May Meeting: 5/21/2025, 9:00 at Compass Office

Major Agenda Topics:

Major Topic	Discussion/Updates/Decisions	Action Items
2024 and 2025 Financials 	<ul style="list-style-type: none"> • 2024 Financials <ul style="list-style-type: none"> • Stacey still working to recover the \$2900 AXOS balance. She will continue to work this with Phil. • 2025 Budget <ul style="list-style-type: none"> • Expenses within budget with minor deviations. • Phil continues to analyze the status of DTE usage information on all 11 accounts. • Stacey has completed the Board requested transfer of \$107.5K of Reserve funds to a 6 mo. CD at 4.35% interest with Community Financial. • Stacey has provided all 2024 financial data to the auditor (annual audit) • There are some delinquent Supplemental payments, due 4/1. Late notices are going out and a full account will be provided next month. 	
10-Year Capital Plan Update (Roofing/Roads) 	Capital Planning Discussion/Action Plan: <ul style="list-style-type: none"> • 2026+ Roofing/Roads update: <ul style="list-style-type: none"> • Wed April 30th, 11am Vendor discussion scheduled at Compass office. • Wed May 7th 9:30am Vendor Decision meeting at Compass office. • Tuesday, June 3 Town Hall scheduled for homeowner meeting. 6:00 open doors and 6:30-8:30 meeting. • 2025 planned improvements (see below vendor updates): <ul style="list-style-type: none"> • Pavilion fascia • Arborvitae replacement (Starting week of 4/21) • Wood siding (early May) • Well improvements • Reserves for future roofs 	
Compass Status Normal Business Updates	<ul style="list-style-type: none"> • Corporate Transparency Act is closed without required action. • Compass provided an update from Michigan Homeowners' Energy Policy Act meeting. Little expected impact for condominiums with 2 possible exceptions: 1) April 2026 solar panels on decks and 2) EV chargers in garage which will be 	<ul style="list-style-type: none"> • Sharon to add newsletter article for fixing homeowner external elements (Complete 4/26). • Craig will contact Mac Demo to get pricing for street sweeping,

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	<ul style="list-style-type: none"> allowed if installed by a licensed installer. First goose egg/nest removal complete. Second scheduled for the following week. Compass is scheduled for a compliance walk through the complex within the week. Known issues: multiple deck boards to be fixed and deck surfaces to be stained. Maintenance activity status: 14 work orders in March. 5 waiting, 4 cancelled, 2 sent to vendors. Board provided permission to charge back for owner issues. 	<ul style="list-style-type: none"> • Stacey to get a street sweeper quote.
2025 Annual Meeting October 8th, 2025 (NEW)	<ul style="list-style-type: none"> • Meeting is scheduled for October 8th, 6pm open doors and 6:30 – 8:30 meeting. 	
Roof Advisor Vendor Discussion	<ul style="list-style-type: none"> • Board met with representatives from Roof Advisor to learn more about their company and their proposal. Notes drafted separately. 	
Mighty Dog and Roof 1 Vendors	<ul style="list-style-type: none"> • Board decision to down select Mighty Dog due to lower material quality in quote. • Roof 1 – Quote pending. Meeting scheduled for April 30th. 	

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM	<ul style="list-style-type: none"> • April (planned for week of 4/23): <ul style="list-style-type: none"> ○ Lawn fertilization and crabgrass treatment (complete) ○ Arborvitae replacement (in process) ○ Hydrangea cutback pending 	<ul style="list-style-type: none"> • Mike to pursue a 2 year snow contract (post April) to be included to run concurrent with landscape contract period.
J&B (Painting)	<ul style="list-style-type: none"> • May: Spring wood repair planned for buildings 24-34B and 1-9. • May: Painting of buildings planned for buildings 24-32B. • Timing for painting mail fronts is TBD this summer. 	
Emergency water meter access/water shutoff	<ul style="list-style-type: none"> • May Board Discussion: Update needed 	<ul style="list-style-type: none"> • Mike and Stacey to provide update via email.
Generator	<ul style="list-style-type: none"> • May Board Discussion: 18269 Blue Heron Drive E. generator: <ul style="list-style-type: none"> ○ Generator was installed when she purchased the unit; owner was unaware of its existence. It is operational. 	
Well replacement	<ul style="list-style-type: none"> • May Board agenda: Discuss 2nd pump (pushed from April) 	
Zimmer Contracting	<ul style="list-style-type: none"> • Pavillion fascia will be installed when the weather breaks • Dock staining TBD. 	<ul style="list-style-type: none"> • Craig to plan with Zimmer. • Sharon to finalize stain.
Catch Basin on West	<ul style="list-style-type: none"> • The damaged catch basin has been repaired. Other issues? 	
Breaker Replace/Repair Building #19/BHP wide safety check	<ul style="list-style-type: none"> • Board decision to repair all breakers on the one building. • Offline email discussion to be initiated on next steps which will include testing of all and repair of broken ones. Open issue on who has ownership over this external repair (Sharon will get email started). 	<ul style="list-style-type: none"> • Compass to schedule the 4 broken units within the month.

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
18301 Dog Incident	<ul style="list-style-type: none"> • Closed Board Decisions made on next steps. 	<ul style="list-style-type: none"> • Stacey to continue to drive to closure.
Hamilton Siding	<ul style="list-style-type: none"> • Siding repair planned as first of the wood repairs when J&B comes onsite. 	

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"> • Trivia night cancelled. Concert still pending interest. • Window cleaning schedule set for May 10 and 17. 	

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Beautification	<ul style="list-style-type: none"> Nothing pending. 	.
Compliance	<ul style="list-style-type: none"> Nothing pending. 	
Lake	<ul style="list-style-type: none"> Need a new PLM contract for 2026. No action til fall, 2025. 	