



## BHP Board Meeting Minutes 7/17/2024, 1pm

(standard meeting cadence: 3<sup>rd</sup> Wednesday of month, 9am-Noon)

### Board Attendance



- ✓ Craig Lee, Board President
- ✓ Joe D’Avanzo Board, Vice President
- ✓ Phil Dennis, Board Treasurer
- ✓ Sharon Garbarz, Board Secretary
- ✓ Mark Nelson Board, Member at Large
- x Valencia Hall, Homestead PM (Absent)



**Meeting called to order: 1:02pm and closed at 3:10pm.**

**Next meeting: Wednesday, August 28<sup>th</sup> 9am. (Mark to be absent)**

**Sept 11 for Annual meeting prep at 9am.**

### Major Agenda Topics:

Topic	7/17 Discussion/Updates/Decisions	Action Items
<b>June Financials</b>  	<ul style="list-style-type: none"> <li>• 2<sup>nd</sup> 2024 assessment postponed until October 1<sup>st</sup>. Communication sent to homeowners on 7/6/2024.</li> <li>• Operating balance \$452.6; Reserve \$314.9; Capital remaining \$176.5.</li> <li>• Homestead Reserve and Operating balances, minus \$20K, were released to Board and delivered to Compass. Pending deposit after new accounts are established.</li> <li>• One homeowner in arrears of first payment. Request Compass to take action.</li> <li>• Tax returns are correct. Auditors revised 2023 at the end of year (to be uploaded to BHP site).</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Phil</b> to pursue DTE consolidated billing.</li> <li>• <b>Board</b> to update the capital plan estimates for the January</li> <li>• <b>Phil</b> to confirm payment June 27, \$16K to Liberty for the Bridge invoice. Else, Phil will call Liberty to request extension.</li> <li>• <b>Sharon</b> to obtain contact for Financials for Phil.</li> <li>• <b>Sharon</b> to request Compass take action on one in arrears.</li> <li>• <b>Sharon</b> to upload 2023 financials when received from Phil.</li> </ul>
<b>10-Year Plan Update</b>  	<ul style="list-style-type: none"> <li>• <b>2026 capital budget in process.</b> <ul style="list-style-type: none"> <li>○ Delay streets &amp; curbs til 2026.</li> <li>○ Plan for 2025 landscape beautification improvements including tree trimming to preserve siding, lawn improvements, dock staining, sprinkler adjustments</li> </ul> </li> </ul>	

Topic	7/17 Discussion/Updates/Decisions	Action Items
	<ul style="list-style-type: none"> <li>o on misters, and arborvitaes/large shrub replacement,</li> <li>o Tentative plan for 2025 assessment is similar to 2024.</li> <li>o This plan will be communicated in Annual Meeting.</li> </ul>	
<b>September Annual Meeting Prep</b> 	<ul style="list-style-type: none"> <li>• Three Board positions open this year. 3 incumbents have expressed an interest in running. Broader email to be sent to solicit other interested homeowners for vote at Annual Meeting with bio form included. Advance notice in newsletter.</li> <li>• Agenda for meeting to include: elections, bylaws (see below), 2025 capital planning, Compass introduction, 2024 financials (Joe),</li> <li>• Note: Phil is unable to attend</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Sharon</b> to send email for Board members.</li> <li>• <b>Sharon</b> to prep presentation for meeting.</li> </ul>
<b>Compliance Bylaw and Rules and Regulation Changes</b> Attorney: Kevin Hirzel 	<ul style="list-style-type: none"> <li>• All violations are closed.</li> <li>• Updates to Maintenance Ownership Responsibilities still in process.</li> <li>• Proposed bylaw changes/results from survey               <ul style="list-style-type: none"> <li>o July/August newsletter will introduce planned changes</li> <li>o August – bylaw change proposals will be mailed out in a package with a voting proxy by Compass. Board will track responses.</li> <li>o Bylaw package will be printed for homeowners to vote at the meeting.</li> <li>o Sharon to send interim email reminders</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Mark to create a proxy.</li> <li>• Sharon to discuss with Stacey.</li> <li>•</li> </ul>
<b>New Management Company</b>	<ul style="list-style-type: none"> <li>• <b>Board Decision made to move to Compass on 7/12.</b> First meeting held on 16<sup>th</sup> to sign contract and discuss transition.</li> <li>• Delivered 60-day termination letter to Homestead on 7/16.</li> <li>• Email sent to all Co-owners re: change in management company on 7/16.</li> <li>• Craig communicated decision to Sentry (competing management company)</li> <li>• Sharon -primary contact for Compass Adm. transition</li> <li>• Craig - contact for Compass Site Manager (Mike)</li> </ul>	<ul style="list-style-type: none"> <li>• Phil to send June actuals</li> </ul>

**Quick Updates:**

Topic	5/10 Discussion/Updates/Decisions	Action Items
<b>Signs and More</b>	<ul style="list-style-type: none"> <li>• Final installation schedule TBD.</li> <li>• Some signs will be removed ahead of time.</li> </ul>	
<b>Website and Monthly Newsletter</b>	<ul style="list-style-type: none"> <li>• Next newsletter to highlight survey responses.</li> </ul>	
<b>Goose Eggs Removal</b>		<ul style="list-style-type: none"> <li>• <b>Phil</b> - Talk to Stonewater to pursue goose egg removal next year.</li> </ul>
<b>Township HOA Mtg</b>	<ul style="list-style-type: none"> <li>• No discussion re: August meeting.</li> </ul>	

### Quick Vendor Updates/Action Items

Vendor	7/17 Discussion/Updates/Decisions	Action Items
<b>MLP</b> (Landscaping, Snow Plowing, Tree Spraying)	<ul style="list-style-type: none"> <li>Taylor is new contact</li> <li>Mulching underway</li> <li>Shub removal/replacement complete.</li> </ul>	
<b>J&amp;B</b> (Painting)	<ul style="list-style-type: none"> <li>Wood repair and painting update</li> <li>Additional siding replacement will drive extra cost.</li> <li>J&amp;B will repaint mailboxes over summer.</li> </ul>	<b>Craig</b> to ask Joe Zimmer to look at the cylinders of package boxes
<b>MacDemo</b> (Cement paving)	<ul style="list-style-type: none"> <li>47 remaining driveway and walks, and parking and mailbox pads in process</li> <li>Questionable if all pads can be completed this year, pending weather.</li> </ul>	
<b>PPM Landscaping</b>	<ul style="list-style-type: none"> <li>Tree Trimming planned for week of July 29</li> </ul>	

### Homeowner Specific Issues:

Topic	7/17 Discussion/Updates/Decisions	Action Items																				
<b>Aggressive Dog Complaint</b>	<ul style="list-style-type: none"> <li>Closed.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>																				
<b>Kim Jagers</b>	<ul style="list-style-type: none"> <li>New order list of issues requires response.</li> </ul>	<ul style="list-style-type: none"> <li><b>Craig</b> will conduct a walkthrough with the homeowner.</li> </ul>																				
<b>Community issue</b>	<ul style="list-style-type: none"> <li>Need to finalize maintenance ownership updates and communicate. Rules and Regulations may also need to be updated.</li> <li>Future plan: Compass to notify co-owners with rotted deck, rotted windows and decks letters that these items must be fixed.</li> </ul>	<ul style="list-style-type: none"> <li><b>Sharon</b> to continue updates to all documents.</li> <li><b>Craig</b> to discuss with Compass following transition.</li> </ul>																				
<b>Trash</b>	<ul style="list-style-type: none"> <li>Board discussion that trash should be kept in containers with lids so there is no garbage in plastic garbage bags.</li> <li>Further discussion needed on action plan.</li> </ul>	<b>Sharon</b> to add to newsletter and consider for addition to Rules/Regulations.																				
<b>Open Work Order Review</b>	<ul style="list-style-type: none"> <li>Beach erosion (6) projects are being scheduled.</li> <li>Tree branch fallen on Stonewater driveway: payment pending invoice..</li> <li>Sprinklers on north west side of community will not be addressed at this time. Priority are open work orders. (Gould)</li> </ul>																					
	<table border="1"> <thead> <tr> <th>Row Labels</th> <th>OPEN Mods</th> </tr> </thead> <tbody> <tr> <td>Beach</td> <td>1</td> </tr> <tr> <td>Birds</td> <td>8</td> </tr> <tr> <td>Building</td> <td>11</td> </tr> <tr> <td>Cement concrete</td> <td>16</td> </tr> <tr> <td>Deck/Dock</td> <td>1</td> </tr> <tr> <td>Fence</td> <td>6</td> </tr> <tr> <td>Gutters (develop a plan)</td> <td>1</td> </tr> <tr> <td>Homeowner</td> <td>18</td> </tr> <tr> <td></td> <td>1</td> </tr> </tbody> </table>	Row Labels	OPEN Mods	Beach	1	Birds	8	Building	11	Cement concrete	16	Deck/Dock	1	Fence	6	Gutters (develop a plan)	1	Homeowner	18		1	<b>Craig/Sharon</b> will do a 1 time cleanup. <b>Craig</b> to include 18608 for gutters.
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	Landscape	36	
	Leak	19	
	Lighting	11	
	Painters	7	
	Pests	3	
	Porch	2	
	Railing	3	
	Roof	7	
	Sprinkler (Actioning with T&T)	22	
	Water spigot	1	
	Unknown	1	
	<b>Grand Total</b>	<b>175</b>	

**Committee Updates (As available):**

Topic	5/10 Discussion/Updates/Decisions	Action Items
<b>Welcome</b>	<ul style="list-style-type: none"> <li>No updates.</li> </ul>	<ul style="list-style-type: none"> <li>No action.</li> </ul>
<b>Social</b>	<ul style="list-style-type: none"> <li>Genetti’s Christmas party on December 3, 6:00 pm. Cost is \$29.95 per person.</li> <li>Golf outing is now planned.</li> </ul>	<ul style="list-style-type: none"> <li>No action.</li> </ul>
<b>Beautification</b>	<ul style="list-style-type: none"> <li>Dock stain – future approved color still to be determined</li> </ul>	<ul style="list-style-type: none"> <li>No action.</li> </ul>
<b>Compliance</b>	<ul style="list-style-type: none"> <li>See survey related discussion (separate document).</li> </ul>	<ul style="list-style-type: none"> <li>No action.</li> </ul>
<b>Lake</b>	<ul style="list-style-type: none"> <li>Concerns over clarity / plants. Post meeting update confirmed no issues to be concerned with. Lake is healthy.</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>
<b>Capital Projects</b>	<ul style="list-style-type: none"> <li>Craig will gain support, as needed, in compiling 2025 scope and estimates.</li> </ul>	