



Annual Blue Heron Pointe Association Meeting Minutes

October 8, 2025

Board Members Present: Craig Lee (President), Joe D'Avanzo (Vice President), Phil Dennis (Treasurer), Sharon Garbarz (Secretary), Mark Nelson (Member at Large).

Compass Property Management Team Present: Stacey Sherrille (Managing Agent), Mike Taig (Site Inspections) and David Martin (Maintenance & Work Orders).

Special Guest Present: Officer Schlossberg, Northville Police Dept.

Quorum confirmed by Compass Property Management.

Meeting called to order at 6:30pm.

2024 Meeting Minutes Approved

Minutes from September 17th, 2024, Annual Meeting were approved via a Co-owner motion and seconded by a second Co-owner. These minutes were mailed out initially in 2024 and can now be found on the BHP Website within the Residents link. It can be found under the **Docs, Rules, Directories and Communications** tab, and then the **Monthly Board Meetings/Presentations** tab.

2025 Board Elections Held

New Board elections were conducted. Three candidates nominated themselves for the two open positions. Following a vote by Co-owners in attendance as well as those that provided their vote via proxy, **Phil Dennis and Sharon Garbarz were re-elected to the board for another 2-year term.** There was a recommendation by the third candidate to add a position to the Board which would require a change in By-laws. The Board will discuss this at a future meeting.

Additional Topics Discussed

Officer Schlossberg from the Northville Twp Police provided an overview of the safety related activities conducted by the police department and he re-emphasized the "See Something, Say Something", encouraging homeowners to call the police should they notice something suspect. Some recommendations will be included in future newsletters.

Mark Nelson provided a preview of a future By-law change to improve insurance coverage language.

Craig Lee provided a summary of the 2025 initiatives and previewed plans for 2026 which is focused on new roofs as previously communicated along with several other landscape improvement projects. Craig also provided a list of support needed from homeowners to be successful.

Phil Dennis provided a summary of 2025 Finances and the Adjusted 10-Year Capital Plan which remains unchanged from June 3rd, 2025 communications. In summary, the 2025 forecast is expected to be close to the stated budget and monthly contributions are being made to retain required Reserve balances. At this point in time, the Association has \$312K in operating balances and \$525K in Reserve (pending expected vendor invoices). Phil reminded homeowners of the previously communicated \$10,000 Supplemental Assessments expected for both 2026 and 2027. Additional finance information is available from Phil Dennis if desired.

Joe D'Avanzo provided an update on the lake. In summary, the lake is healthy overall.

Stacey Sherrille (Compass) previewed a new system that they are installing on November 1st that is expected to provide service improvements for homeowners, reduce ACH costs, and provide improved visibility for the Board. She also addressed several homeowner complaints about a lack of response to calls, some tone issues by Compass reps, a lack of follow up on requests, and some form violation letters that needed improvement and consistency of enforcement. Stacey re-iterated that they are working to improve the situation and provided her personal contact information for escalations in the future. The Board also re-iterated that they will continue to work with Compass on this issue until improved and can be a secondary escalation as necessary.

The Board thanked the BHP Committees for their support in making BHP a great place to live. A full list of BHP volunteers are included in the presentation.

Meeting was adjourned at 8:40pm.

See the full meeting presentation for additional information. Document is named "BHP 2025 Annual Mtg 10-08-2025 Final.pdf" and can be found in the same location as meeting minutes on the BHP Residents site (see above for location)