



July 15, 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
- x Mark Nelson Board, Member at Large (absent)

Meeting called to order: 9:03 am and closed at 11:25 am.

Next Meeting: Wed, Aug 12, 9am.

Major Agenda Topics:

Major Topic	Discussion/Updates/Decisions	Action Items
Purchase of land north of BHP 	- Owner of property N of BHP discussed development plans that may impact sewer system, trees, etc. - Zoned as R2 (1/3 acre lots). Plans to build 2800 SQ FT minimum homes. Intent to break ground in Sept/Oct, 2026. - Board requested to provide approval to tie into sanitary system N of BH Court since there is no easement. Expectation that landscape, concrete, etc would be replaced/fixed if disrupted. - Owner agreed to do a physical walkthrough of the property border with the contractor prior to final decision. Owner suggested he was willing to provide additional privacy trees to shield BHP from new development. - Owner hinted that he might be interested in buying some of the land on north of BHP tying to the walkway if BHP were interested in selling. - Water access is already allowed so no approval is needed.	• Compass to share owner provided digital documents (done). • Sharon to add to August agenda for discussion.
2025 YE Financials	• CPA Review is near completion. Final questionnaire responses sent.	
2026 May Financials 	• Apr. 1 Supplemental Assessment is 100% paid. • August 1 Supplemental Assessment reminder was sent on June 30th. • June budget is not yet available. Will be reviewed offline. • Account Balances: \$270.9K in Operating, \$326.3K in Reserve, \$354.6K in Capital and \$112.2K in a Money Market account. • Breaker fix – See Project info below. • New Expense Approved: Spare fountain motor repair: est. \$500-1000.	• Phil to investigate DTE interruptible service options to save costs.
2027 Monthly HOA dues 	• Maintenance costs are rising and need to be addressed for future years. • Shortfalls to be identified and finalized with the 2027 budget. • Compass will require an increased fee for 2027. Will extend current contract terms for 2026.	
Lake Level Issues	• Multiple beaches were dug out to enable boats to access the lake, at homeowner's expense.	• Joe to keep progress moving.

Major Topic	Discussion/Updates/Decisions	Action Items
	• Landscape watering is affecting lake levels but not a choice to maintain plants. • Board approved contract for new augmentation well consultant (offline) • Joe provided update on July 14th meeting with consultant: ○ Reviewed additional documents that Gould had. ○ Consultant will contact installer of current well to confirm suspicion that current well cannot produce more water. ○ East location was confirmed as a reasonable site for a new well. It will be analyzed for aqueducts and result in new well(s) location proposal. ○ A written report is required to use for future reference. ○ No completion date commitment.	
South West Lake Cove Issues 	• Southwest cove vegetation was cleaned out to enable boats to access the lake. Dr. Allam paid for resources that worked along with Craig. • Ongoing vegetation treatment will be added to the budget. • Future decision to be made on need for control panel to control water mover based on performance of current fountain and water mover. • Water Committee Charter requires update and new volunteers will be solicited.	• August discussion on need for new control panel. • Sharon to coordinate with Board on an update to the Lake Committee • Sharon to send out updated charter to request new volunteers.
Insurance Bylaw Change	• Mark will work with Attorney to create executive summary, redlined version. Insurance must be coordinated with Compass. • Rollout plan early to include feedback from a few Co-owners, a special Association meeting to be attended by Attorney and electronic voting • Offline Board meeting once we have legal/insurance feedback. • Future discussion on whether to sync violation fines between Bylaws & Rules & Regs – add to Bylaw discussion.	• Compass to pursue insurance feedback by next week. • Mark to ask Jeff to provide executive summary • Stacey to try to move forward with Jeff. • Sharon to review voting software.
Solar Energy Policy Discussion	• Final BHP policy version with Compass to be emailed and uploaded.	• Compass to send out final version.
2026 Projects Status	• Compass eliminated the grounds cleanup contract (Closed) • New well installation – Discussed above. • Breaker fix – 114 notices mailed/email coming. 3 addresses yet to be confirmed. • Pothole, Crack & Catch Basis fixed (closed) • Arb warranty replacements – 1/3 remain in East and Bluffs. • Gutter cleanup (Closed) • Warranty & Continuous paint maintenance – in process • Road Study – date pending. • Tree overhanging on Beck / Dead trees on Berms – No status. • Late summer, pending well performance: ○ Sand removal in canal ○ Repair seawall on west canal (\$6K) to improve water flow	• Compass to send billing for breaker replacements

Major Topic	Discussion/Updates/Decisions	Action Items
	• Roof Shingle replacements – Schedule for September, post Labor Day. • South Entrance landscape improvements – Need to pull dead shrubs. Beautification Committee to engage for 2027+ improvements to entrances / major common areas. • November: Follow-up on new insurance. • 4Q - Waste Management contract alternatives for 2027. • Reseed landscape on east side of lake – Moved to 2027. • Retaining Wall – Monitor for 2027 or beyond for repair.	
Compass Management	Violation Status Update: • 32 deck fixes (Fixes due 12/31/2025). Status update 1 deck, 18185 BHE, remains. • Status white stained decks: 18293 BH-P sent final notice. • 20 additional decks need work/staining by 9/1. Homeowners notified. • New Homeowner lawsuit be discussed with Mark and then Board.	• Compass to address new lawsuit with attorney and Board.
Waste Mgt Schedule Issues	• Continued complaints from homeowners on missed waste pickups. • Joe identified a point person, John, head of Customer Service at Waste Management, that will be our primary point of contact for missed service. John's phone number is 248-303-0119. • Waste Mgt stated they have fixed the problem, beginning July 22.	• Sharon to update WM contact in newsletter.
New Umbrellas! 	• The Lemay's donated 4 umbrellas (2 black, 2 red) to the Association. These were used for their son's graduation, held at the Pavilion.	• Sharon to include thanks in next newsletter
September Annual Meeting Prep	• Board to finalize planning for September meeting.	• Sharon to draft Annual Meeting agenda and presentation for August meeting.

Special Projects /Normal Operations by Vendor:

Vendor	Discussion/Updates/Decisions	Action Items
PPM (Landscape Maintenance)	• Small bushes on East islands removed. • Vendor is not keeping up with weeding, trimming, etc. Waiting for a list of shrubs to be replaced around the homes. Warranty work on arbs is still pending. Not receiving "premium" service, as promised. • Snowplow contract to be pursued in Sept. following salt pricing availability.	
Kearns (Shingle Replacement Planning)	• Expected Sept/Oct start. August communication (30-45 day advance notice) • Plan: 12 bldgs/yr, Bluffs, Griffin building and West side.	
Emergency water meter access/water shutoff access (bldg)	• 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/ contract

Homeowner Specific Issues:

Topic	Discussion/Updates/Decisions	Action Items
BHW brick damage	• Brick between garage doors to be fixed has not been fixed. • Compass to coordinate to obtain invoice from homeowner.	• Compass to schedule work and obtain payment.
BHD E - Gutter	• Fix the gutter above the doorwall on the lower level.	• Compass to followup with J&B.
BHD W –Garage Leak/ Sprinkler	• Initial items closed. Next rainstorm, no issues. Closed	
BH-W Roof damage	• Temporary roof fixes made. Prioritized roof replacement this fall. Closed. • Walkway fixed and passed final inspection. Closed.	
BHW (2) - Crumbling Driveway	• Crumbling driveway submitted	• Craig to look at damage
Driveway Cement Pitting	• Board observed 6 instances where concrete has excessive holes.	• Mark to escalate with MacDemo

New Owner Communication to Board (Info Only):

Corrine Aldouby	18314 Blue Heron Drive W. Unit: 103-26 (Dudley's previous home)	
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Committee Updates (As available):

Topic	Discussion/Updates/Decisions	Action Items
Welcome	• Nothing pending.	
Social	• N/A	
Beautification	• Beautification Committee to engage for 2027+ improvements to entrances / other large islands (including BHS) and common areas.	
Compliance	• Insurance related changes will be required in 2026.	
Lake	• See above.	

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