



BHP Board Meeting Minutes

11/20/2024, 1:00pm

(standard meeting cadence: 3rd 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
- ✓ Stacey Sherrille, Compass
- ✓ Michael Taig, Compass



Meeting called to order: 1:00 pm and closed at 3:00pm.

December Board Meeting: Adhoc meetings will occur, as needed.

Upcoming Meetings:

Major Agenda Topics:

Topic	11/20 Discussion/Updates/Decisions	Action Items
Sept Financials 	<ul style="list-style-type: none"> • Approved: The 2025 Operating and Capital Budgets along with the planned 2026 Supplemental that will be communicated in January. No increase in monthly HOA dues in 2025. • 2024 financials are on track compared to 2024 budget • Received revised September financials but still under review • October financials will be issued following completion of September 	<ul style="list-style-type: none"> • Phil to update the final 2024 financials for year end reporting. • Phil to finalize the 2025 Capital plan budget for January communication (4Q).
10-Year Capital Plan Update 	<ul style="list-style-type: none"> • Approved: The 2025 Capital budget and resulting Supplemental Assessment. Both will be communicated in January. • 2025 landscape beautification improvements have been estimated including tree trimming to preserve siding , lawn improvements, dock staining, mailbox fronts, and arborvitaes (Count: 475)/tree trimming, grass. Estimates obtained for all work. • 2026 and beyond to include streets and curbs with roofs to follow streets. Roof estimates are underway with a vendor estimating all roofs throughout the complex can 	

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	be replaced within one 6–7-week period.	
Maintenance	<ul style="list-style-type: none"> Arbs and overgrown bushes were removed earlier in November. Job was well done without damage to surrounding objects. Decision: Board approved replacement of overgrown bushes with similar plants. Discussion was held about the possibility of replacing with fences that had been piloted at the Zimmer home but made the decision to keep the more natural appearance intact. 	<ul style="list-style-type: none">
Compliance Bylaw and Rules and Regulation Changes Attorney: Kevin Hirzel 	<ul style="list-style-type: none"> Final changes to Rules and Regulations were identified. Directory needs to include updated Rules/Regs, including corrected numbers. 	<ul style="list-style-type: none"> Sharon to finalize updates to Bylaws, Rules & Regs and Maintenance Responsibilities. Mark – Certify co-owner vote and facilitate recording of amendments with support from Stacey.
Compass Status 	<ul style="list-style-type: none"> Conducted Corporate Transparency Act Discussion. Mark will take lead on filing. 	<ul style="list-style-type: none"> Stacey to provide Board access to homeowner requests. Stacey will provide Sharon a new directory list monthly.

Special Projects / Vendor Specific Updates:

Vendor	11/20 Discussion/Updates/Decisions	Action Items
MLP (Landscaping, Snow Plowing, Tree Spraying)	<ul style="list-style-type: none"> MLP notified that they will close their business at the end of the fall cleanup. Craig has 3 vendors that will bid for the work for 2025 and beyond. Decision made to contract PPM for snow plowing due to the immediate need for an agreement in place. 	<ul style="list-style-type: none">
J&B (Painting)	<ul style="list-style-type: none"> No update 	<ul style="list-style-type: none">
MacDemo (Cement paving)	<ul style="list-style-type: none"> All work is completed for 2024. 	
PPM Landscaping	<ul style="list-style-type: none"> PPM will be awarded 2024-2025 snow plowing services. 	
Major League Gutter Cleanup Contract	<ul style="list-style-type: none"> Gutter Cleaning November 21, 2024 	<ul style="list-style-type: none">

Homeowner Specific Issues:

Topic	11/20 Discussion/Updates/Decisions	Action Items
Waste Mgt	<ul style="list-style-type: none"> Compass process defined to enable homeowners to request waste management containers via a 	<ul style="list-style-type: none"> Sharon to post notice of new process in newsletter.

	maintenance request.	
18301 Dog Incident	<ul style="list-style-type: none"> Continued discussion held on next steps. 	.
Craig Lee	<ul style="list-style-type: none"> Final solution still required to gain access to water meters to shut off unoccupied units in the case of an emergency. 	<ul style="list-style-type: none"> Mike and Stacey will look into methods to gain access in homeowner access (e.g. Garage code or lockbox)
Open Work Orders	<ul style="list-style-type: none"> TBD open maintenance requests 	

Committee Updates (As available):

Topic	11/20 Discussion/Updates/Decisions	Action Items
Welcome	<ul style="list-style-type: none"> No updates. 	
Social	<ul style="list-style-type: none"> Genetti's Christmas party: 12/3, 6:00 pm 	
Beautification	<ul style="list-style-type: none"> Dock stain – future approved color still to be determined 	
Compliance	<ul style="list-style-type: none"> See above. 	
Lake	<ul style="list-style-type: none"> No update. 	
Capital Projects	<ul style="list-style-type: none"> Craig will lead along with Capital Committee. 	

Miscellaneous Quick Updates:

Topic	11/20 Discussion/Updates/Decisions	Action Items
None		