

Blue Heron Pointe Condominium Association  
Board Meeting  
October 21, 2021  
6:30pm  
Northville Township Hall

**Board members present:**

Joe Zimmer  
Fred Price  
Carol Bernardo  
Don Johnson  
Chuck Gaidica

Board members present via call/virtual:  
None

**Metro Management staff present:**

J.C. Palmer  
Rena Bragg  
Jennifer Krause

**President Joe Zimmer called the meeting to order at 6:33pm**

- 1. Approval of BHP minutes from 8/19/2021**  
Motion, seconded and unanimously approved
- 2. Administrative issues, reports or guests-**  
JC forwarded agenda/action items the Friday before the meeting
3. Proposed follow-up virtual meeting next week Tuesday morning to look over action items/alterations.
- 4. Action/Alteration** request of co-owner Mehta ( 47493 BHC )  
requesting approval for fabric sun shades in rear. Discussion with management about color and placement.  
Motion made to approve and seconded pending management ensuring beige color is BHP appropriate. Motion to approved and second. Motion passes.

5. **Action/Alteration** request of co-owner Gorecki (18065 BHP ) for approved standard of black, metal, hand railing to be installed on right side of front steps.

Motion to approve and seconded. Motion passes.

6. **Action/Alteration** request of co-owner Mills (18318 BHDW ) for 4-windows and 2-patios. Management suggested approval. Motion to approve and seconded. Motion passes.

7. **Action/Alteration** request of co-owner Bomzer ( 18214 BHDW ) for front sidewalk, front step and front cap alteration with some modification. Management discussion of how a foundation is the responsibility of owner. Motion to approve and seconded. Motion passes.

**Information discussion** (driveways)- Can BHP board have renderings and vision for the future to include co-payment plan with owners if any.

8. **Action/Alteration** request of co-owner Johnson ( 47712 BHDS ) is requesting two front porch poles to be removed. Motion to approve and seconded. Motion passes.

**-Informational/Maintenance Compliance-** Management has sent non-compliance letters to following address:

- a. ( 18112 BHP, 18160 BHP, 18164 BHP ): window-trim repairs with co-owners waiting for inspecting and repair proposals by vendors. Board agrees that management should send out new notices for compliance.
- b. ( 18409 BHD ) Boat violation related to dock placement. Co-owner Kunkel beach being temporarily utilized until spring. Discussion centered on boat placement, dock placement and co-owner doctor note and ability to walk to a more remote dock. Board member will initiate further discussion to help alleviate issues.
- c. ( 18082 BHDW, 18210 BHDW, 18214 BHDW )-Garage door painting. Co-owners awaiting Association painting will be painted. Co-owner at 18214 BHDW has not painted garage door to Association specs and will receive notice with potential fine from Management Company.

**-Informational discussion-** Management discussed Multi-peril and Liability umbrella policies renew on 11/15/21. Policies are currently out for bids. Board will be sent new insurance proposals will be forwarded for approval.  
-Informational discussion re: condo sales since last meeting.

**-Informational/Building Maintenance Update-**  
Gazebo roof will need to be re-shingled by Kern Brothers Roofing. Management has been in touch and waiting outcome. Management lawyer may need to send letter.

Cupola and weathervane cannot be installed yet per above. Both are being stored in the BHP shed.

More discussion needed to determine future repairs/construction to gazebo and associated decking.

**-Informational/Building Lighting-**  
Proper placement of light poles discussed with management while looking at maps online. Miss Dig has marked off underground lines. Installation is scheduled to begin mid-December.  
Locations of light poles approved by board.

**-Informational/Ground Maintenance Beaches-**  
Projects are still underway. Scott's Water Management will present the board and management with a demonstration drainage system idea. Demonstration will occur on approximately November 4, 2021.

**-Informational/Ground Maintenance-**  
Fertilizer/Spray discussion. Board approval for application of Wilt Proof spray across the community.

9. **Action/Alteration** request of co-owner Gantchar ( 47537 BHC ) and Rivard ( 47515 BHC ). Concern about size of beaches compared to neighbors. Joe Zimmer with owners on beach issues with other contractor.

**-Informational/Ground maintenance-**  
Concrete project and company had major delays since proposed July 16, 2021 deposit. Weather is partially related. Driveways and curbing are to be completed.

Discussion with board and JC from management about future concrete company selection and penalties placed in writing to accommodate future delays.

Asphalt is scheduled but delayed and waiting for concrete completion.

**-Informational/Ground Maintenance-**

Elevated deck/walkway is supposed to be complete. Board members questioned if sealing of power-washed wood is complete. Renae said she would double-check.

**-Informational/Holiday Lighting-**

After some discussion, board approved Christmas lighting of entryways along with gazebo.

**-Financial report-**

Budget discussions underway with board preparing budget with management assistance.

Board discussion and approval to move forward with Reserve Study. Vendor choice to be solidified.

**-Informational/Michigan Landscape-**

Proposed contract by Michigan Landscape to be discussed at November BHP board meeting.

**Meeting adjourned at 9:06pm**