



2022 ANNUAL MEETING
SEPTEMBER 13,
NORTHVILLE TOWNSHIP HALL



AGENDA

- | | |
|--|-----------------------|
| -VERIFY QUORUM | |
| -APPROVE 2021 MINUTES | |
| -INTRODUCE LANDARC/LANDARC OVERVIEW | LANDARC |
| -BOARD ELECTION GUIDELINES AND PROCEDURES | LANDARC |
| -2022 OVERVIEW | JOE ZIMMER |
| -2022 ACCOMPLISHMENTS/ISSUES | |
| CAPITAL ACCOUNTING | DON JOHNSON |
| CAPITAL PROJECTS | ED BUCKLE |
| DRIVEWAY PROGRAM | |
| CRABTREE REPLACEMENT | |
| BEACH DRAINAGE PROJECT | |
| GAZEBO PROJECT | |
| PAINTING PROJECT | JOE ZIMMER |
| LAKE PROJECT | FRED PRICE |
| SOCIAL EVENTS | CAROL BERNARDO |
| -GOING FORWARD | BOARD |
| -COMMUNITY DISCUSSION/Q&A | |
| -ELECTION RESULTS | |
| -ADJOURN | |



MANY, MANY THANKS TO VOLUNTEERS AND COMMITTEE MEMBERS IN 2022

**Jon Gould
Mike Turomsha
Maura Jary
Mike Young
Mel Berent
Pat Williams
Jerry Gaudet
Geri Jensen
Kathleen Hammerick
Colleen Buckle
Anna Flanagan
Kathi Price
Lisa Zimmer
Sue Wright
Will Bosanko
Pete Wright
Terry Manning
Ken Kunkel
Mike Jary**

**David Bomzer
Diane Johnson
Susan Gubing
Gary Beger
Phil Dennis
Jane Hecker
Myron Boksha
Mike Flanagan
Barbara Berent
Maura Jay
Dave Schmel
Betty Kaiser
Mike Hecker
Jeff Stewart
Roseanne Yuhasz
Craig Lee
Jim Townsend
Mike Carosio**

*Pls accept apologies and many thanks if any neighbors are missing from the list



WELCOME LANDARC

LandArc
An **Associa**® Company

GREG KARTSONAS
PRESIDENT

TIFFANY SEMANISIN
BHP COMMUNITY MANAGER



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2022 OVERVIEW

RE-BID INSURANCE AND UPGRADED SEWER/DRAIN COVERAGE AND ADDED \$11M BUILDING COVERAGE AT SAME PRICE AS 2021.



Truck Insurance Exchange (A Reciprocal Insurer)
Member Of The Farmers Insurance Group Of Companies®

Home Office: 6301 Owensmouth Ave., Woodland Hills, CA 91367

POLICY DECLARATIONS - CONDO/TOWNHOME PREMIER POLICY

Named Insured BLUE HERON POINTE CONDOMINIUM
*SEE J7104 AMEND TO NAMED INS

Mailing Address C/O METRO GROUP MGMT CORP
2804 ORCHARD LAKE RD STE 201
KEEGO HARBOR, MI 48168-9227

Policy Number 60696-86-34

☐ **Auditable**

Policy Period From 11-15-2021
To 11-15-2022 12:01 A.M. Standard time at your mailing address shown above.

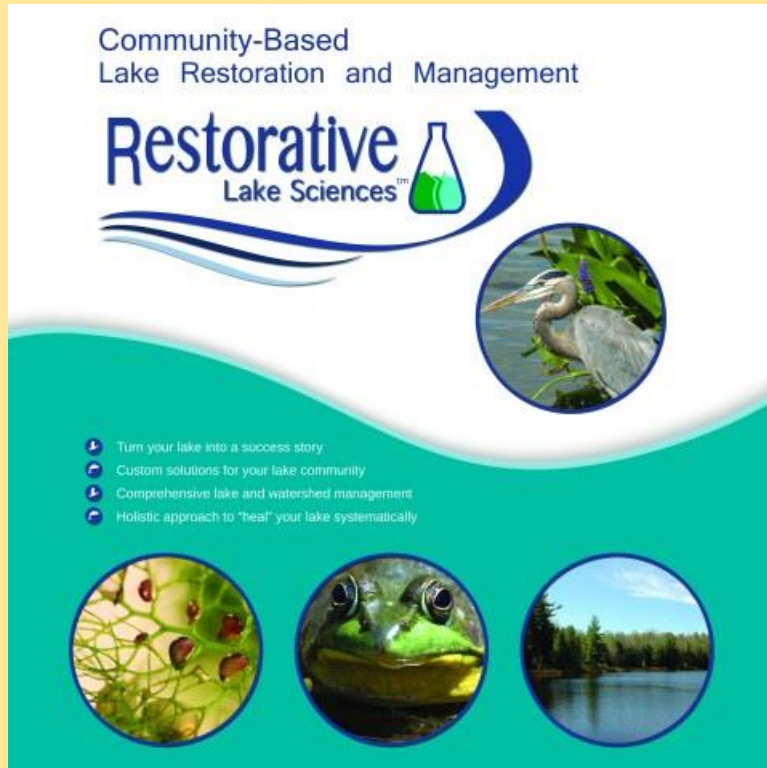
In return for the payment of premium and subject to all the terms of this policy, we agree with you to provide insurance as stated in this policy. We provide insurance only for those Coverages described and for which a specific limit of insurance is shown.

The following premium credits and discounts applied to the premium associated with this coverage part:

Favorable Loss Experience Discount

2022 OVERVIEW

INITIATED LAKES ENHANCEMENT PROJECT WITH RESTORATIVE LAKE SCIENCES





2022 OVERVIEW

ESTABLISHED, VERIFIED, COMMUNICATED AND BEGAN EXECUTION OF 10 YEAR CAPITAL RESERVE PLAN WHICH BEGINS THE PROCESS OF REJUNEVATING A 32 YEAR OLD INFRASTRUCTURE

10 YEAR COMMUNITY CAPITAL PLAN



JUNE 7, 2022

2022 OVERVIEW

**IRRIGATION PROBLEMS (\$25K REPAIR), HIGHLIGHT NEED TO FURTHER MONITOR SYSTEM AND
CONTINUE SYSTEM UPGRADES**



2022 OVERVIEW

PURCHASED PREMIUM GRADE MULCH FOR SAME PRICE AS HISTORICAL LOWER GRADE



2022 OVERVIEW

NEW BECK ROAD ENTRANCE LIGHTS INSTALLED



2022 OVERVIEW

UPGRADED MAILBOXES WITH TOPPERS.....CEMENT PADS WILL FOLLOW





2022 OVERVIEW

GEESE, GEESE, GEESE, GEESE!!!!

Hi Joe -

July 9, 2022

Sorry about the delay getting back to you, have been out of town. I know your property well. We come out in the spring and deal with the nests out there, then usually come out in June and relocate your geese. The DNR shut down the relocation season this year because of the bird flu, so we weren't able to do that program for you. Also, the subdivision behind you (Stonewater) usually does the DNR programs also, but they just got a new management company, and let the paperwork slide through the cracks this year.

With all that said, we wouldn't be able to sufficiently do anything at your house that would keep the geese away.

They come from your lake - and the many back behind you.

Thank you,

Chris Compton
Goose Busters!



2022 OVERVIEW

NEW ENTRANCE SIGNS WILL BE INSTALLED IN SEPTEMBER





2022 OVERVIEW

WITH THE MGMC RESIGNATION OF JULY 1, WE INTERVIEWED, FOLLOWED REFERENCES AND SIGNED A CONTRACT WITH A PROVEN, WELL RESOURCED MANAGEMENT COMPAN - LANDARC - BY JULY 5

Mr. Joe Zimmer, President
Blue Heron Pointe Condominium Association
18100 Blue Heron Pointe
Northville, MI 48168

July 1, 2022

Re: Termination of Property Management Contract

Dear Joe,

Pursuant to the contract, Metro Group Management Corporation wishes to terminate our contract with the Blue Heron Pointe Condominium Association.

Effective August 1st, 2022, we will no longer serve as your Association Management. We will work with the new management company to provide the best transition possible. Please have the new property management company contact my office to schedule a time to pick up documents and boxes.

Thank you for your time and attention.

Sincerely,

J.C. Palmer
C.E.O.



2022 OVERVIEW

WITH THE RESIGNATION OF THE CONTRACTED PAINTER - AMERICAN PROPERTIES - JULY 8, WE INTERVIEWED, FOLLOWED REFERENCES AND SIGNED A CONTRACT WITH J&B PAINTING ON JULY 21



2022 OVERVIEW

WELL ON OUR WAY TO 20 DRIVEWAYS REPLACED IN 2022



2022 OVERVIEW

ESTABLISHED OUR 'BHP AID-BRIGADE!'

NEIGHBORHOOD VOLUNTEERS THAT HAVE OFFERED TO ASSIST WITH MANY PROBLEMS THAT FOLKS IN BHP MAY HAVE.



WWW.MYBLUEHERONPOINTE.COM

2022 OVERVIEW

INSTALLED 3 PROTOTYPE BEACH DRAINAGE REMEDIES FOR EVALUATION, TO ADDRESS CHRONIC EROSION ISSUES, BEFORE MAKING FINAL DECISION ON LONG TERM FIX.



2022 OVERVIEW

THIRTYSOME NEIGHBORS VOLUNTEERED AND EXECUTED 3 'FALL ISLAND CLEAN UP' DAYS.





2022 OVERVIEW

BROUGHT IN ADDITIONAL LANDSCAPE, TREE TRIMMERS, BEACH WEEDING AND MAINTENANCE, TO SUPPLEMENT THE LACK OF RESOURCES APPLIED BY OUR LANDSCAPE VENDORS

REVIEWED ALL TREE AND SHRUBS ON SITE FOR REPLACEMENT, LOWERING COST VIA OVERSIGHT

RESPONDED, TYPICALLY WITHIN A DAY, AND ADDRESSED PROMPTLY, EVERY CO-OWNER QUESTION, COMMENT AND REQUEST FOR ASSISTANCE.



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BLUE HERON POINTE 10 YEAR CAPITAL PLAN

Capital Projects	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
Driveways	281,250	289,688	298,378								869,316
Mail Stations	4,000										4,000
Gazebo Replace	10,000	220,000									230,000
Beach Drainage	105,000										105,000
Retaining Wall			21,388								21,388
Entrance Signs/Landscape	26,000										26,000
Concrete Curb				298,905	307,872						606,777
Asphalt Streets				274,992	283,242						558,234
Catch Basins Repair				32,782							32,782
Guest Parking Spots					7,345					8,515	15,860
Roofs/Gutters						473,739	487,951	502,590	517,667	533,197	2,515,144
Dock Replacement									118,232	121,779	240,011
Ext Lights/Sconces										104,382	104,382
Leach Basins										6,524	6,524
Pedestrian Paths										28,289	28,289
Small Capital Projs	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	343,916
TOTAL COST	456,250	540,588	351,593	639,461	632,224	508,517	523,773	539,486	673,902	841,829	5,707,623
Less Current Res Contr	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(63,377)	(633,770)
FUNDING RQTS	392,873	477,211	288,216	576,084	568,847	445,140	460,396	476,109	610,525	778,452	5,073,853
Assessment	2,806	3,408	2,059	4,115	4,063	3,180	3,289	3,401	4,361	5,560	36,241



2022 CAPITAL SPENDING STATUS TO PLAN AS OF AUGUST 31, 2022

Capital Projects	Plan	Jan - Aug Actual	Sept - Dec Projection	Total Projected 2022	2022 Projection B/(W) Plan	Overall Status (G/Y/R)	Comments
RESERVE REVENUE SOURCES							
- Supplemental Assessment	392,873	392,840	0	392,840	(33)	GREEN	Assessment Rounding
- HOA Monthly Contribution	63,377	42,251	21,126	63,377	0	GREEN	
TOTAL RESERVE REVENUE	456,250	435,091	21,126	456,217	(33)	GREEN	
RESERVE EXPENSES							
- Driveway Refund Checks	(117,673)	(119,735)	0	(119,735)	(2,062)	GREEN	Offset Below
- Driveway & Sidewalk Replacement	(163,577)	(70,000)	(91,515)	(161,515)	2,062	GREEN	Offset Above
- Mail Stations	(4,000)	0	(4,000)	(4,000)	0	GREEN	
- Gazebo Replace (Teardown)	(10,000)	0	(10,000)	(10,000)	0	YELLOW	Risk - Use and design are yet to be defined
- Beach Drainage	(105,000)	(3,506)	(101,494)			GREEN	Potentially Fewer Number of Repairs and Lower Cost Solutions
- Entrance Signs/Landscape	(26,000)	0	(26,000)	(26,000)	0	GREEN	
- Small Capital Projects	(30,000)	(3,706)	(26,261)	(29,967)	0	GREEN	Crab tree project
TOTAL RESERVE EXPENSES	(456,250)	(196,947)	(259,270)	(456,217)	0		
REVENUE B/(W) EXPENSES	0	238,144	(238,144)	0	0		



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CAPITAL PROJECTS UPDATE

DRIVEWAY PROGRAM

- 15 OF 20 SCHEDULED DRIVEWAYS COMPLETE**
- 20 WILL BE COMPLETE, PER PLAN, IN 2022**
- IF TIME AND BUDGET PERMIT, MAILBOX PADS MAY BE REPLACED**
- WITHIN BUDGET**

CRABTREE REPLACEMENT

- 15 CRABS REMOVED, 12 TO BE REPLACED IN EARLY OCTOBER**
- CLEVELAND PEAR WARRANTY (6 TREES) WILL BE REPLACED**
- WITHIN BUDGET**

BEACH DRAINAGE PROJECT

- 4 'BEACH DRAINAGE' COMPANIES SOLICITED FOR REMEDIES**
- 3 PROTOTYPE SYSTEMS INSTALLED IN AUGUST**
- DESIGN SELECTION AND START AT CHRONIC AREAS -SEPT/OCT**
- WITHIN BUDGET**

GAZEBO PROJECT

- 5 COMPANIES REVIEWED AS TO COST AND DESIGNS**
- 1 OF FINAL 2 WILL BE SELECTED BY END OF SEPTEMBER**
- DEMOLITION SCHEDULED FOR FALL OF 2022**
- NEW CONSTRUCTION CAN BE COMPLETED BY MAY 1, 2023**
- NEED TO FINALIZE USAGE AND DESIGN**



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PAINTING PROJECT UPDATE

WITH THE ASSISTANCE OF NEIGHBORHOOD VOLUNTEERS, EXTERIOR DESIGNERS, PAINT SPECIALISTS, REAL ESTATE PROFESSIONALS AND LANDSCAPE DESIGNERS, SELECTED NEW EXTERIOR PAINT COLORS THAT WILL UPDATE THE APPEARANCE OF OUR COMMUNITY AND ACCENTUATE THE ARCHITECTURAL DETAIL





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LAKE AND HABITAT PROJECT UPDATE

RE-VISITED PAST STUDY PERFORMED BY RESTORATIVE LAKE SCIENCES (DR JENNIFER JONES)

DEVELOPED PROJECT TO ENHANCE THE PREDICTABILITY AND CONTINUITY OF WATER VEGETATION, CLARITY AND LAKE BOTTOM MAKEUP UTILIZING SCIENTIFIC DATA COLLECTED IN 2022

WEEDS WERE A SIGNIFICANT ISSUE THIS SUMMER! DEVIATING FROM THE PLAN DEVELOPED IN MARCH, BY 'BIOAUGMENTATION' WITH CHEMICALS, WOULD HAVE RENDERED THE STUDY AND INVESTMENT AS A LOSS.

AUGUST 8, AFTER DATA REQUIRED WAS COLLECTED, OPENED THE BIOAUGMENTATION WINDOW AND RESULTS TO TREATED AREAS WAS EFFECTIVE.

CLARITY OF OUR LAKE WATER IS AT A SUPERIOR LEVEL TO PAST YEARS (CONTRIBUTING TO THE WEED ISSUE)

2023 WILL PROVIDE A DETAILED, PRESCRIPTIVE PLAN THAT WILL ALLOW TO ENJOY THE IMPROVED CLARITY WHILE TAKING EARLY STEPS TO AVOID EXCESSIVE VEGETATION.

'BOTTOM MUCK' TREATMENTS WILL COMMENCE THIS FALL, CONTINUING THROUGH 2023



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SOCIAL EVENTS UPDATE

GENITTIS/MAGICIAN NIGHT OUT IN JANUARY

ABC NIGHTS CONTINUE TO DRAW A LOT OF NEIGHBOR PARTICIPATION

ABC TRIVIA NIGHT

SINGLES GROUP ACTIVITY

TIPPING POINT PLAY AND DINNER

FOOD TRUCKS ADDED AS AN OFFERING TO TAKE HOME OR SHARE WITH NEIGHBORS AT THE GAZEBO

SEPTEMBER GOLF OUTING AT NORTHVILLE HILLS

CHRISTMAS PARTY WITH MAGICAL/COMEDY ACT- MUST SEE!!!!!!

2023 COMMUNITY GARAGE SALE

WALKING GROUP



SOCIAL EVENTS UPDATE

FUTURE CONSIDERATIONS???

-MORE FOOD TRUCKS

-MOVIE NIGHT AT THE GAZEBO

-POKER RUN

-NORTHVILLE COMMUNITY INVOLVEMENT

-.....OR.....WE'D LOVE YOUR SUGGESTIONS!!!!!!



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GOING FORWARD.....

CONTINUE THE OVERSIGHT AND PARTICIPATION OF THE BOARD AND COMMITTEES IN MANAGING OUR PROPERTY.....WE WILL GET MORE FOR LESS....

PROVIDE LANDARC THE OPPORTUNITY TO BE SUCCESSFUL BY WORKING WITH THEM....EXPECTING THE SAME FROM LANDARC BY WORKING WITH US...

CONTINUE TO RESPOND AND ACT TOGETHER ON NEIGHBORLY REQUESTS AND CONCERNS...

STAY THE COURSE ON THE CAPITAL PLAN....ADJUSTMENTS WILL BE MADE AS REQUIRED IF ELEMENTS REQUIRE SOONER ATTENTION OR DIFFERENT CONSIDERATIONS.....

EVALUATE EVERY VENDOR FOR COST AND PERFORMANCE...PROVIDE THE BEST RESOURCE FOR BHP, AT THE BEST PRICE

COMMITTEE VOLUNTEERS AND PARTICIPATION ALLOWS FOR A LOT MORE TO BE ACCOMPLISHED IN OUR NEIGHBORHOOD....



FUTURE COMMITTEE SUPPORT NEEDED FOR...

GAZEBO REPLACEMENT - WHEN, HOW BIG/HOW SMALL, BUILDING/PAVILLION

UNIT DOCKS...REPLACE? /REPAIR?.....WHEN.....

LAKE WATER LEVEL STABILITY INVESTIGATION

LANDSCAPE DECISIONS.....HOW MUCH, WHERE, WHEN, WHAT

LAWN MAINTENANCE OVERSIGHT

SNOW REMOVAL OVERSIGHT

UNIT PRIVACY WALLS/BUSHES.....ARBS/NO ARBS, IF NO, THEN WHAT...HOW MUCH....VENDOR?

PRIORITIZING CAPITAL PLAN ELEMENTS...CAN/SHOULD IT BE ADJUSTED?

NEW BYLAWS.... RE-WRITE SOME OR ALL OF THE 30-YEAR-OLD BYLAWS...

RULES AND REGULATION UPDATE....

FINANCE TEAM TO UNDERSTAND, MONITOR AND FORECAST BHP SPENDING...

INVESTIGATE NEW INSURANCE COMPANIES AND POLICIES

VENDORS NEED EVALUATION...ARE CURRENT VENDORS PROVIDING BEST PRODUCT AT BEST PRICE?



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DISCUSSION/Q&A

THE PERSON STANDING AT THE PODIUM 'HAS THE FLOOR'

QUESTIONS/COMMENTS WILL NOT BE ADDRESSED BY NEIGHBORS IN THE SEATS

PLEASE LIMIT TO ONE ISSUE OR QUESTION, AS TIME IS SHORT....

**COMMENTS AND QUESTIONS SHOULD BE COMMUNICATED IN A RESPECTFUL AND
NEIGHBORLY FASHION.....THE BOARD AND GUESTS WILL RETURN THE FAVOR...**

WILL END PROMPTLY AT 8:45 PM



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