

Blue Heron Pointe Condominium Association

Board Meeting

January 20, 2020

6:30pm

Zimmer's Home and Zoom

Board members present:

Joe Zimmer

Fred Price

Carol Bernardo

Board members present via call/virtual:

Chuck Gaidica

Don Johnson

Metro Management staff present:

J.C. Palmer

Present via call/virtual:

Rena Bragg

President Joe Zimmer called the meeting to order at 6:48pm

1. Approval of BHP minutes from 11/18/2021

Motion, seconded and unanimously approved

2. Administrative issues, reports or guests-

Gayle and Gary Beger; update on zoning issues. December Northville

Township zoning Board of Appeals heard the request for variance of zoning regarding the pre-school building. The appeal was unanimously denied.

Caution from the Beger's that the issue may not go away. Joining the fight were eleven of the twelve BHP condo owners and a few Beck Road families across Beck. Further cautions given to the board; 1-BHP notification needs to occur, 2-danger of any future variance and 3-future sale of the three land parcels on Beck between BHP and the gas station at & Mile Rd.

Kirk Grant-Blue Water Aquatics discussed water quality and various

treatments over 15-years. Update included the idea of providing a source for treatment pellets that can be acquired by and distributed buy BHP condo owners in the cove areas along the lake shore. Weed and algae control, enhancing of natural filtering, water quality, number of treatments per year (5 to 6) and species of plants discussed. Board questions followed.

Page 11

3. New water treatment contract approved.

4. Action/Alteration request of co-owner Mehta (47493 BHC) continued request approval for fabric sun shades in rear. Discussion with management about color was approved.

Motion made to approve and seconded pending management notice that two tracks are mounted inside and one outside the deck. Screens can be made to reach floor but must stop for now at top of railing. Motion to approve and second. Motion passes.

5. Action/Alteration request of co-owner Mills (18318 BHDW) approved with co-owner being responsible for downspout drainage run to the rocks.

6. Action/Alteration request of co-owner Gottleber (18066 BHDW) to replace one window in living room. Replacement coordinated with Northville Lumber. Motion to approve and second. Motion passes.

7. Action/Alteration request of co-owner Samson (18161 BHP) to replace one patio door in living room. Replacement coordinated with Northville Lumber. Motion to approve and second. Motion passes.

Information discussion-Mandate to cover upper deck furniture for winter is tabled for now. Discussion to resume at later date.

-Informational-Management agreed with board to send letters with related fines for Janaury to co-owners in violation of lakeside storage, furniture and other items.

-Informational discussion- Management discussed with board members the entryway lighting project and timelines.

-Informational/Building Maintenance Update- Discussion about concrete driveways and only two co-owners requesting being on the list for 2022.

-Informational/Meeting date updates: Misc. items discussed including tree fertilizing, lake committee items, Rob Dalton from MLP and design with associated \$500 fee and new attorney rate.

-In progress/Action- Management and several board members involved in reviewing Reserve Study, buildings and associated concerns and questions.

Page 12

-Informational/Meeting date updates: WOW cable non-exclusive contract proposal presented to the board. Questions regarding an Xfinity contract discussed. Management to get details and follow up at subsequent meeting.

Old Business (Board and Management)-

INFORMATIONAL – The 2022 Board Meetings have been scheduled as follows, to occur at the Zimmer home (18100 BHPD) with virtual meeting links if needed. Start time is 6:30pm as of now.

1. March 17th

2. April 21st

3. May 19th

4. June 16th

5. July 21st

6. August 18th

September 12th – Annual Meeting

7. September 15th

8. October 20th

9. November 17th

Schedule Budget Meeting

Meeting adjourned at 8:38pm