**MINUTES OF THE 4th QUARTER BLHA BOARD MEETING HELD ON WEDNESDAY, DECEMBER 8th 2022**

**LOCATION: TERRI SINGELYN-JAROSZ**

**HOME, SHELBY TOWNSHIP, MICHIGAN.**

In attendance: Jason Stratton

 Terri Singelyn-Jarosz

 Tony Michewicz

 Ray Kamp

 Megan Traveggia

 Janice Jackson

Guest Speakers: Phil Krason

Jason called the meeting to order at 7:35 PM:

**Financial Review**

2021 Annual Report & Audit Status

 In general, expenses have increased across the board in 2022

 In particular:

 Social Committee Expenses have been reduced

 Lawn and Shrub care expenses have increased

 Snow removal has increased

 Office expenses have increased

 Replacement street signs added expense

2022 Dues Collection Update/Liens

 4 Outstanding homeowners are behind in their dues/fines

 Liens will be placed on these individuals

 Full legal descriptions required for liens

 Discounts on Lake dues reviewed

Current Financial Reports

Social Committee Budget (reviewed amounts spent last year)

**Old Business**

Social Committee (Block Party, Food Truck & Divided Party Dates)

All committee updates – Beautification committee + peoples choice awards for

decorated homes to be held December 18th

Camera/Trail Cam Updates (Tree on Bannister) – Work in progress

Quick Books/Excel/Computer Update

Fences/Noise Decibels/MDOT Letters/Maintaining berms/Petition Homeowners

 Draft letter to be placed on website – roads.macombgov.org has a link for

complaint

Subdivision Entrance Repairs – Work in progress

Violations: Fire house (work in progress), lawns (on hold until spring), beaches (on hold until spring), stucco house – waiting on variance request

Update on garage build – Waiting homeowners response

New legal counsel needed for HOA

**New Business**

Lighting Contest Judging Date – December 18th

Architectural Submissions: Remind homeowners submissions required for all major

outside work

New Residents/Welcome Packets – received, pending distribution

New Violation Complaints - None

Snow Contracts

New Legal Counsel

Other Business (feedback from general meeting) – Rental homes do not violate HOA

rules

The 1st quarter 2023 Board Meeting has been scheduled for March 9th, 7:00 pm, at Terri’s house hosted by Jason

The meeting was adjourned at 9:10 PM.

As recorded by the BLHA Secretary, Tony Michewicz on December 8th, 2022.