**MINUTES OF THE 1st QUARTER BLHA BOARD MEETING HELD ON WEDNESDAY, MARCH 15th, 2023**

**LOCATION: TERRI SINGELYN-JAROSZ HOME, SHELBY TOWNSHIP, MICHIGAN.**

In attendance: Jason Stratton

 Terri Singelyn-Jarosz

 Tony Michewicz

 Ray Kamp

 Megan Traveggia

 Janice Jackson

 Todd Thelen

Guest Speakers: Wauketa Thelen

Jason called the meeting to order at 7:11 PM:

**Minutes from 12-8-22 Meeting - Approved**

**Financial Review**

2022 Annual Report & Audit Status

 Report Reviewed and in Order

 Audit to begin after April 15th

2022 Dues Collection Update/Liens

 Currently we have 16 unpaid dues

 The board agreed that all dues 2 years or more in arrears would result in lien on

the property

Current Financial Reports – Currently in line with our planned budget

Social Committee Budget – Currently in line with our planned budget

**Old Business**

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

 Welcome Committee Update – Improve Welcome Process and Update

Welcome PackageContents

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

Quick Books/Excel/Computer Update – Software performing as needed

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

Continue to send annual letters

Subdivision Entrance Repairs – Work in progress

Violations: Fire house (work in progress), lawns (on hold until spring), beaches (on

hold until spring)

Update on garage build – Waiting homeowners return to Michigan – Waiting for

Township approval

New legal counsel needed for HOA - WIP

**New Business**

Architectural Submissions: Remind homeowners submissions required for all major

outside work

New Violation Complaints - None

Snow Sticks – More notification needed to homeowners to make sure they are installed

Backup webmaster needed for HOA website – Volunteers needed

Volunteers needed for homeowners who are unable to maintain their yards

The 2nd quarter 2023 Board Meeting has been scheduled for June 21st 7:00 PM, at Janice’s house

The meeting was adjourned at 9:25 PM.

As recorded by the BLHA Secretary, Tony Michewicz on March 15th, 2023.