**MINUTES OF THE 3rd QUARTER BLHA BOARD MEETING HELD ON WEDNESDAY, AUGUST 16th, 2023**

**LOCATION: RAY KAMP’S HOME, SHELBY TOWNSHIP, MICHIGAN.**

In attendance: Jason Stratton

 Terri Singelyn-Jarosz

 Tony Michewicz

 Ray Kamp

 Janice Jackson

 Todd Thelen

Jason called the meeting to order at 7:12 PM:

**Minutes from 6-22-23 - Approved**

**Financial Review**

2022 Annual Report &Audit Status

Waver letter expected week of August 21st

2022/2023 Dues Collection Update/Liens

Additional liens/letter attaching liens to be prepared and mailed out

 Lien letter reviewed and to be updated

7 Residents are past due on their annual dues

Block party receipts to be submitted for approval

Current Financial Reports

Expense increases for 2024 will be reviewed later in the year

**Old Business**

All committee updates

Beautification committee to review neighborhood status and recommend letters

 Majority of offenders from last year to receive second letter and fine

New member to be spokesperson for committee

Chain link fences are not allowed

Architectural – No new requests submitted

 Social Committee

 Movie Night was a success with over 50 people attending

 The Block party was as success with over 70 people attending

 Upcoming Events

 10/21/2023 Michigan vs Michigan State Party

 Cookie decorating contest – date TBD (December)

 Euchre party- Date TBD (January)

 Events Calendar to be created (WIP)

Garage construction

 Construction has begun – initial city inspections on footing approved

Camera/Trail Cam Updates

 New camera to be installed

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

Letters sent

Subdivision Entrance/Sign Repairs

Violations

 Violations reviewed and letters to be sent out

New legal counsel

Not confirmed, work in progress (WIP)

Backup webmaster for HOA

WIP

Volunteers for homeowners who are unable to maintain yards

Spreadsheet added to website for volunteers

Beautification committee to review and maintain

Shelby Township fountains maintenance

 Vendor investigation is still WIP to determine who maintains them

**New Business**

Private Lake Access/Lake Rules/Trespassers

 Trespassers continue to be a problem on Bannister lake

Snow removal/snow sticks/sod repair/driveway snow removal, snow contract

 To be discussed later this year

Fall cleanup contract

 To be discussed later this year

Website links

Parking signs, snow and architectural completed

New Violation Complaints

 Additional complaints have been received for dog issues in the neighborhood

 Decks that are unsafe / not up to code discussed - letter to be drafted

 Weeds in beaches to be addressed

 Garbage cans being left out all week – letter to be sent

Date scheduling of General Meeting at Township

 WIP

Other Business

 Possible awards to homes that improved landscaping

**Schedule Next Quarterly Board Meeting**

WIP

**Adjourn**

The meeting was adjourned at 8:55 PM

As recorded by the BLHA Secretary, Tony Michewicz on August 16th, 2023.