

MINUTES OF THE 3RD QUARTER BLHA BOARD MEETING HELD ON THURSDAY, AUGUST 29, 2019 AT CRAIG HAWKINS'S HOME, SHELBY TOWNSHIP, MICHIGAN.

Greg, called the meeting to order at 8:02 PM with 6 members of the Board (Greg Gilbert, Craig Hawkins, Phil Krason, Terri Singelyn-Jarosz, Kara Muszynski and Ginny Webster-Smith) in attendance. Jason Stratton arrived a few minutes later. Two weeks prior to the meeting, attendees received copies of the tentative agenda and the minutes from the 5/30/2019 Board meeting. The 5/30/2019 minutes were reviewed and approved by the Board.

FINANCIAL REVIEW

Ginny reviewed the 2019 financial data and provided copies of the second quarter and year-to-date P&L and balance sheets. All accounts are in the black. All membership dues have been received and all invoices have been paid. Greg will contact the maintenance contractor for the common areas to make sure additional invoices are forthcoming. Craig will post copies of the 2019 Second Quarter reports and the 2018 Final year-end reports on our website. Motion by Greg to approve the Financial Reports, seconded by Terri, and approved by the Board.

OLD BUSINESS

The Social Committee hosted a Movie Night on June 21st and a Block Party on August 3rd. Both events were well attended and many positive comments were received from the membership. A big Thank You to the Social Committee and the many members who contributed efforts to make these events successful.

September 12th, 13th and 14th are the dates for the annual Subdivision Garage Sale. Reminders will be posted on Facebook and our website. We are still seeking a chairperson for this annual event.

Updated Board Manual Worksheets for Snow Removal and Common Area Maintenance were completed by Greg. They were not reviewed at the meeting and no other members completed any updates to their worksheets. There will need to be attention given to these worksheets at all future quarterly Board meetings.

The Fifth Amendment to the BLHA Restrictions was registered with the Macomb County Clerk on June 4, 2019. Terri provided official copies for each Board member. The original stamped copy will be retained in our permanent records. Copies have been printed for distribution at the General Membership Meeting.

Craig has installed our third Trail Cam on Evergreen facing the Kramer intersection. The photos are clearer than those from our older trail cameras. Camera angle and settings may be modified to get even better photos.

The live camera at Kramer/Watkins is on our website. Location for the second is pending. We need to make our members aware that the information being recorded on all our cameras is available for review in the event that an incident needs to be investigated. We will continue to monitor security camera improvements.

The Paperless Communications initiative will continue. Expenses for Printing and Postage continue to increase and represent unnecessary costs to our members. This will be a topic for the 2019 General Membership meeting.

Our Skunk Removal Program will continue. Ginny has reconciled invoices from the contractor.

Craig has stabilized the Stop Sign on Kramer at Watkins that was damaged last winter.

The Summer Newsletter was mailed in July. Future newsletters will be sent electronically.

NEW BUSINESS

The Board plans to review and consolidate all the documents in our storage facility this winter.

After consolidation, the Board will evaluate if any documents can be stored electronically.

The 2019 General Membership Meeting will be held October 22nd. Elections will be held for 4 Board openings. 1 or more current incumbents will not seek reelection. We will seek new candidates from the membership.

We received excellent Snow Removal service last winter. Greg will ask the contractors from last year to submit quotes again this year.

In addition to our annual Christmas Lighting Contest being judged by volunteers from Franklin Meadows, we would like to have a People's Choice judging by our own members. Greg will order 2 winners' signs.

We have received 3 complaints. A camper on a driveway was quickly removed after the member was notified. One member has been notified about excessive lawn weeds, and another about a dead tree situation.

Two Auxiliary Construction Applications have been received. One on Bannister for roof, trim & soffit replacement was approved on 8/14/2019. The second on Fields for a Playscape was approved at the meeting.

Bannister Lake is experiencing muskrat and bluegill problems. Efforts will continue to locate the muskrat den locations, and homeowners will be asked to support the purchase of bass to control the bluegill population.

The fourth quarter Board Meeting has been scheduled for 8 PM, 11/21/2019 at Terri's house. Kara will be the host. The meeting was adjourned at 10:05 PM.

As recorded by the BLHA Secretary, Phil Krason on August 29, 2019.