MINUTES OF THE 4th QUARTER BLHA BOARD MEETING HELD ON WEDNESDAY, DECEMBER 2, 2020 VIA ZOOM MEETING HOSTED BY JASON STRATTON.

Jason called the meeting to order at 7:10 PM with 6 members of the Board (Ray Kamp, Phil Krason, Terri Singelyn-Jarosz, Jason Stratton, Megan Taveggia and Todd Thelan) in attendance. Prior to the meeting, attendees received copies of the tentative agenda and the minutes from the 10/7/2020 meeting. The 10/7 minutes were approved.

**FINANCIAL REVIEW**

Megan reviewed the current financial information. Only one new DTE invoice was recently received. The 3 new officers will sign bank signature cards on 12/5/2020. The final 2020 financial date will be audited and posted on the website after 12/31/2020. The 2021 general membership dues will remain at $100. Members in attendance at the 10/28 General membership meeting will received a $25 credit towards their 2021 dues. An early bird credit of $25 will also be available this year. In our efforts to go paperless, dues invoices via email will be available this year. Members will be notified of this option and encouraged to participate. An online payment system through Huntington Bank will be evaluated as soon as it’s available.

**OLD BUSINESS**

The Skunk Removal program has been modified. Members can choose their licensed contractor and the Association will reimburse them up to $70 each for up to 3 skunks removed.

Our renewed requests for a Sound Barrier along M-53 were not successful. There are no funds available at the local, state or federal level, and nothing being planned. We will revisit this request annually and will solicit suggestions from our membership.

Routine maintenance of the 3 common areas will continue in 2021. No major improvements are proposed at this time.

The Hawkins Lake equipment is dated and should be replaced. The lake committee needs to be repopulated,

We have a new Snowplow Contract this year. Members have been notified via email, and information posted on the website, to protect their sprinklers and sod by putting up their curb markers.

Our 3 Trail Cameras are still in operation. We will continue to evaluate upgrades as technology keeps improving.

**NEW BUSINESS**

Board Manual Worksheets were reviewed and responsibilities realigned. Copies of current worksheets will be provided to Board members with primary responsibility for review and updates as necessary,

The Christmas Lighting Contest will be held on Sunday evening December 20th. The Franklin Meadows Association will judge our lights and we will judge theirs. Members will be notified and winners announced.

We purchased new green & white lights for the entrance decorations. All our lights are now LEDS. When we take them down, Jason & Terri will evaluate the best way to prepare them for storage.

A new form has been approved to assist members with getting approval from neighbors when submitting an Auxiliary Construction Application. It will be available on our website along with the primary form.

A Winter Newsletter is being considered at this time. Decision will be forthcoming shortly.

Our off-site Storage Locker will be renewed with a 12/13/2020 effective date.

The Board has not received any new formal complaints.

No open Architectural Submissions were available for review. One on Lakepoint was approved on 11/18/2020. The use of electronic signatures via DocuSign will be evaluated to expedite future approvals as safely as possible.

We have a few new members in the Association. We need to welcome them and get their contact information.

The first quarter 2021 Board Meeting has been scheduled for Wednesday March 3, 2021.

The meeting was adjourned at 9:15 PM.

As recorded by the BLHA Secretary, Phil Krason on December 2, 2020.