

MINUTES OF THE 4TH QUARTER BLHA BOARD MEETING HELD ON THURSDAY, NOVEMBER 21, 2019
AT TERRI SINGELYN-JAROSZ'S HOME, SHELBY TOWNSHIP, MICHIGAN.

Terri called the meeting to order at 7:02 PM with 6 members of the Board (Craig Hawkins, Ray Kamp, Phil Krason, Terri Singelyn-Jarosz, Kara Muszynski and Ginny Webster-Smith) in attendance. Jason Stratton arrived later. Prior to the meeting, attendees received copies of the tentative agenda and the minutes from the 8/29/2019 Board meeting and the 10/16/2019 General Membership meeting. Both sets of minutes were approved by the Board.

FINANCIAL REVIEW

Ginny reviewed the 2019 financial data and provided copies of the year-to-date P&L and balance sheets. All accounts currently have a positive balance for the year. Before the end of the year, additional snow removal invoices will be received, and expenses for the general account will exceed income. The 2019 Audit will be done by Cassie again in the first quarter of 2020. For 2020, the General Membership dues and Lake Maintenance dues will be the same as 2019. The Early Bird Discount will not be offered this year. Motion by Phil to approve the Financial Reports, seconded by Kara, and approved by the Board.

OLD BUSINESS

The Fall Subdivision Sale was successful and we plan to have it again in 2020. Greg Gilbert will continue to be involved. However, additional volunteers or a new Chairperson would also be welcome.

The 2019 Social Committee events were excellent. For 2020, we hope to have even more events. Terri is investigating the possibility of a new chairperson.

Fall Cleanup of the common areas was interrupted by the early snowfall. Still quite a bit to be done on Lakepoint Court. Ray will be soliciting bids for a low-maintenance makeover of Lakepoint Court.

Updates to the Board Manual Worksheets were tabled. These will get attention at future quarterly Board meetings. Copies of the Fifth Amendment to the BLHA Restrictions were provided at the General Membership Meeting, and mailed to all members who did not attend the meeting.

All 3 Trail Cams are working; we can now capture images of vehicles at all 3 entrances to the Association.

The live camera at Kramer/Watkins is on our website. The second live camera has been tested and is ready for installation at the front entrance. 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. A reminder will be included with the 2020 dues invoices.

A heavy duty rack has been installed in our storage locker, and review/consolidation of records is underway

The early record snow and extreme temperatures created problems for our members and the plow drivers. We will continue to evaluate all Snow Removal options to improve service for our members.

The distribution of Welcome Packets will now be handled by Kara.

The Bannister Lake Maintenance committee is initiating a fish stocking program to deal with the bluegill population.

NEW BUSINESS

Our annual Christmas Lighting Contest, in conjunction with Franklin Meadows, will be on December 18th. In addition, the People's Choice judging, by our own members, will be on December 20th.

The Wood Fence along M53 is in poor condition. We will research the ownership responsibility for the fence.

The foot traffic passageway at the south end of Ben Franklin concerns some of our members. The Board would support the installation of a warning sign in the homeowner's yard adjacent to the sidewalk.

Our website has been updated for the new Board and procedures. We need to also share more about what the Board actually does, and the many opportunities for other members to get involved in their neighborhood.

A Fall Newsletter will soon be available on our website. Paper newsletters have been discontinued.

The Board approved the off-site Storage Rental fee for 2020.

The Board has not received any formal complaints. Our new complaint procedure is detailed on the website and includes the submission form. Old non-formal complaints were reviewed. One dealing with excessive lawn weeds will be revisited in the spring. Two others will be referred to the township compliance officer.

No Auxiliary Construction Applications have been received. We are seeking a new Architectural Chairperson.

The Board wants to meet with committee members and neighboring associations to improve communications.

The first quarter 2020 Board Meeting has been scheduled for 7 PM, 3/11/2020 at Ginny's house.

The meeting was adjourned at 9:50 PM.

As recorded by the BLHA Secretary, Phil Krason on November 21, 2019.