



**BRIDGE VALLEY HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
April 2, 2025 | 6:00 pm | Kate Brune home**

Attendees		
Name		Title
x	Kate Brune	Board President
	Vacant	Board VP & Groundskeeper
x	Gloria Binno	Board Treasurer & ARC
x	Sally Hendrix	Board Secretary
	Dennis Strelchuk	ARC Member

**BVHOA Board of Directors Meeting Agenda  
April 2, 2025 6pm at Brune Home**

- Transition Work with Highlander
  - Date to review grounds, pass on Gatehouse Key; April 25th in the morning with Amanda, Kate and Lolly. Same day for the Gatehouse key.
- Annual Meeting
  - Topics to discuss (cameras and how they work, budget, things done, things planned to do): Amanda went through the agenda, and we made a few changes and adopted the agenda.
  - Election Procedure; Amanda from THG will be handling and making sure there is quorum to even have the election.
- ARC
  - Pinemeadow Lot 127: Telehowski; Brick and stone was dropped off; and Gloria would like to approve them. We are waiting for final plans from them.
  - Pinemeadow Lot 128 and 129: Guraj; this was denied for duplicate home issue.

- Legal
  - Updating C&Rs- 2035
  - Solar Energy Policy; basically had to be adopted per State of Michigan.
- Safety
  - Flock camera update; wiring will be buried next week; last camera will be installed next week.
  - Do we need to collect license plate numbers? We will do this as soon as Flock updates their program to do this. Sally will be drafting the email to go out to the neighbors to enter their license plates for their families.
  - Administrator plan - Sally will remain the admin, with Gloria as the back up.
- Financials
  - Status of dues payments: down to 5K in past due
  - Status of Liens-
  - Fines system update: suggestions were adopted by board
  - Review (approve?) proposed budget for 25-26: that will be the new board that will approve that.
  - Start preparing 25-26 invoices (note special exception invoices- extra WM bins, lot cutting, lots with no WM, uncombined lots). The invoices will be done with the new budget.
- Grounds
  - Lamp post electricity update: Kenny is looking at it next week.
  - Projects for summer; Road cracks, rust?
  - Weeding? Rich, from Emerald Gardens is going to handle monthly
- Compliance/ARC
  - Status of compliance reviews: reviewed various, and handled notifications.
- Next Meeting: This will be set with the next board.