

Minutes of  
Annual Financial Meeting of BHEPOA  
March 16, 2025

**Call to Order-** President Lisa Clarke called the meeting to order at 5:37 pm. In attendance was Vice President Dianne Zimmerman, Treasurer Bobbi Hayes. Secretary Jim Mannello, and Director Greg Peters. Also in attendance were approximately 18 members of the community.

**1. President's Comments-** President Lisa welcomed the audience and remarked that it was a pleasure to see such a strong turnout. She emphasized the need for more people to become involved in the community HOA and mentioned that there are openings in Board positions and on committees. Lisa also mentioned that we are hiring staff for our summer season, and any prospective lifeguards could receive a 50% rebate of the cost of their Red Cross Certification test if they are hired.

**2. Community input –** There were questions about the Spring newsletter. Several people said they did not receive them in the mail. Secretary Jim said they were mailed on March 7, and that extra copies were available on the table. Other questions were related to road conditions, and speeding problems. Lisa reminded the audience that the HOA has no standing in road conditions, and urged homeowners to place calls to the township to have them fixed.

**3. Business Manager's Report-** Office manager Mary Ellen Revans reported the outstanding dues list. For the period beginning in 2017 and continuing to the end of 2024, 53 property owners owed a total of \$19,313.54 in back dues. In response to questions, Mary Ellen explained the process of collecting these dues. Mary Ellen also reminded the audience about adhering to our Covenants laws, especially in regard to tree removal, and not parking on the divide along Watercrest Ave.

**4. Treasurers Report-** Treasurer Bobbi Hayes distributed an income statement for the year ending 2024. The statement showed budgeted income, actual income, and expenses, and the variance between the two. She went through the statement line for line, and explained where necessary. The Net income for 2024 was \$41,934.10. Bobbi also mentioned that she made two transfers to our Reserve account, one for \$12,000 and one for \$50,000, bringing our reserve account up to \$74,500.

Bobbi also announced that of the dues for 2025, \$65,000.00 has been collected so far, and that our operating balance total sits at \$97,027.00. A copy of the income statement is attached to these minutes.

**5. Adjournment-** President Lisa thanked all for coming and adjourned the meeting at 6:16 pm.

*Minutes submitted by Jim Mannello, Secretary*

