

# Minutes of the Annual Financial Meeting of BHEPOA March 15th, 2026

**Call to Order:** President Jim Mannello called the meeting to order at 3:02 PM and led the Pledge of Allegiance. In attendance was Vice President Nick DeLuca, Treasurer Greg Peters, Vice Treasurer Laurie Troccoli, Secretary Debra Gillmann, and Directors Mike Duston and Rebecca Ramirez. Also in attendance was Karen Quinn Warner and 11 members of the BHE community.

## **1. President's Report-**

- Jim explained to the audience that the financial report from the previous year is presented at the first annual meeting, which typically takes place in March and will be presented today.
- We are researching pool mats and there will be resolution before pool season.
- In the next few days the bathroom renovation will begin.

**2. Treasurer's Report-** Greg summarized the financials for 2025. He explained to the audience that 70-100% in reserves is preferred. There were no capital projects or damage repairs in 2025 and the reserves are currently within the preferred range. Laurie provided totals for assessments and revealed the remaining arrears amount for 2025. Pursuit of dues will pick up in 2026 now that the board is fully staffed. Dues are still coming in for 2026. The deadline was Friday, but a grace period will extend to March 20<sup>th</sup> after which a \$50 late fee will apply. It was clarified that pool privileges are suspended for members that are not in good standing.

**3. Secretary's Report-** Deb provided a high level overview of the three Executive meetings that took place between Feb. 4<sup>th</sup> and Mar. 4<sup>th</sup>.

**4. Covenants Reminders-** Laurie advised of some recent complaints regarding trash cans being left out after pick-up, and parking in no parking zones. A few reminders issued as follows:

- No short term rentals or renting of spaces within your home - single family homes only
- Pick up after your dogs

## **5. Community Input-**

- Is there any way to control the dirt bikes? This may be a police matter but alternatives are being discussed.
- Is there any way to enforce not feeding the deer? It leads to destruction of personal landscaping. There have been reminders about feeding the wildlife. It is recommended to try deterrents.
- When does the pool open? Saturday – Memorial Weekend.
- Can we get improved lighting? We are getting new lights.
- A community member followed up on a previous inquiry regarding installation of an hand rail at the pool. We are in the process of gathering information on this.

**Adjournment-** Jim adjourned the meeting at 3:58 PM at which time the St. Patty's day event began.