

# Minutes of General Meeting of BHEPOA September 10, 2025

**Call to Order:** President Lisa Clarke called the meeting to order at 7:30 pm. In attendance was Vice President Dianne Zimmerman, Secretary Jim Mannello, and Director Greg Peters. Also in attendance was Office Manager Mary Ellen Revans and 6 members of the BHE community.

The Agenda:

**1. Community input-** There was no input offered this month.

**2. President's Report-** Lisa Clarke announced the resignation of Treasurer Bobbi Hayes, and thanked her for her service while on the Board. Lisa also reported that the clubhouse now has a flag flying on the flagpole thanks to the donation by Frank, a community member, and also Jim and Mike who installed the flag. She also spoke of the broken glass incident at the pool in August, and the continued opening of the pool till September 14.

**3. Dues Outstanding Report-** Office manager Mary Ellen Revans reported that dues collected thus far this year was \$96,854.95 and that dues outstanding are \$32,255.41.

**4. Treasurers Report-** In the absence of a Treasurer, President Lisa reported the following balances of BHEPOA accounts: General checking account- \$76,447.83, Recreation account- \$652.65, Welcoming Committee account- \$265.38, Reserve Savings account- \$63,604.42 plus \$10,000. in a CD. She also read a list of paid bills within the last two months.

**5. Secretary's Report-** Jim told the audience there have been two executive meetings since the last General meeting. They covered topics ranging from the broken glass incident, cancellation of a debit card, lifeguard injury while on duty, and discussion on opening the pool in September.

**6. Recreation Committee Report-** Lisa reported plans for a yard sale on September 27 & 28, Trunk or Treat on October 18, and Breakfast with Santa on December 14. She also said tentative events are a Veterans Day Luncheon, a Karaoke event, and a Craft Day.

**7. Maintenance Report-** Jim reported repairs on pool sliders, stairs on the playground equipment, the fence in the tennis court area, and some outside lights. He also reported that we installed an extra security camera near the shed to fix the problem of no coverage there.

**8. Nominating Committee Report-** Dianne said we need more board members. The committee will meet October 13 to see if there are any candidates. She also said that she and Brenda Kenney will co-chair this years election.

**9. Welcoming Committee Report-** Dianne reported that the community has 9 new members that the committee will visit. Also, on October 26, there will be a new member welcome luncheon.

*Meeting minutes continued on page 2...*



*Meeting minutes continued from page 1...*

**10. Covenants Committee Report-** Lisa asked residents not to feed the wildlife, also reminded all that no chickens are allowed in the community, parking is not allowed on the Watercrest median, and no garbage cans are permitted in the street except for pick up day. She also reported that Polk Township has notified the bank holding the abandoned house on Watercrest Dr. to demolish it because it is unlivable.

**11. Old Business-** Jim reported that the project to seal the cracks on all of our courts has been completed. He will look at the job again in the spring to see how it withstood the winter weather.

**12. New Business-** Lisa mentioned that a budget committee will be formed to work on next year's budget, and that the fall newsletter is being planned to be produced in early November. Also, a community member, Frank, complained about the deer population problem and about a neighbor who he felt was feeding them too much. Dianne, Mary Ellen, and Greg offered to speak with him after the meeting to see if they could help in some way.

**Adjournment-** President Lisa adjourned the meeting at 8:18 pm. The next meeting is scheduled for November 12.

*Meeting minutes submitted by Jim Mannello, Secretary*