

BMHOA Town Hall
May 27,2026

Call to Order:
Rick Rowley, President @ 6:33 PM

Roll Call:
Members Present:
Rick Rowley
Jim Novara
Martha Powers
Theresa Cleveland
Dave Gier
Dave May
Chris Davies (excused)

Approval of 2025 Town Hall Minutes
Motion made by:
Jim Novara
Seconded by:
Dave Gier

Open Issues

Financial Review
Presented by Theresa Cleveland, Treasurer

\$3400 approximate year end balance

Explanation of increased expenses (tree removal as well as cost of new signage)
96 Homeowners paid in full
4 in arrears
Date change of Yearly BMHOA statement date was made to reflect fiscal year and better overall tracking of finances.
Question from resident regarding "line item Landscape"
Total amount paid clarified.
Landscape and Flowers for maintenance of grass and flowers planted at entrance.
Will create a separate line item for lawn care and one for flowers purchased for the island.

Contractors (In Place)
All contractors from 2025 have been renewed for 2026.
Water concerns for Front Entrance.
Discussion took place with explanation about Back Flow Meter, cost to install each year process set by Chesterfield Township.

Community Garage Sale
Dave and Sandy Gier chairing event
June 11th thru June 14th
9:00 to 5:00
Signage will be posted throughout sub.
Encouraged to use Facebook for Marketing

Membership Communications:

Homeowner contacted HOA regarding Solar Panel installation.
No restrictions to warrant a NO.
Potential new homeowner questioning fences.
Directed to DCR and By Laws on Web Page.

Discussions regarding updating By Laws would required legal assistance.
Recommendation to secure legal assistance regarding HOA By Laws.
Theresa Cleveland will seek Legal Assistance recommendations for HOA Attorneys

NEW BUSINESS

Sign Replacement
Installation date June 2026
Signage replacement for Front Entrance by Wild Bill Signs
Signage has been designed, ordered and will be installed.
\$2500.00 deposit has been placed to complete job.
Final balance to be paid in full upon installation, \$2300.00

Sub Functions:
How do we involve the membership in Subdivision Functions.
Discussion regarding installing a play scape in the Commons Area included cost, liability and maintenance. Not feasible.

Open Floor discussion:
Need for left turn lane signal. Recommended letter be mailed on BMHOA letter head.
Martha Powers and Theresa Cleveland will draft a letter and mail to Township and to
County.
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With no further business to address the meeting was adjourned.
Martha Powers
Secretary