

**HURON DUNES ASSOCIATION
P.O. BOX 745
PORT AUSTIN, MICHIGAN 48467**

ANNUAL ASSOCIATION MEETING MINUTES

DATE / TIME: Saturday, September 4, 2021
LOCATION: Kontry (Mulder) Cottage, 2844 Bay Drive

MEETING CALLED TO ORDER AT 1:00 P.M.

1. President's Report: President Ric Aymen's remarks began with recognizing all the volunteers' hard work that make it possible for everyone to enjoy our beautiful Huron Dunes. He noted the passing of long-time secretary treasurer Steve Loney and recognized Board members for their efforts in filling his shoes. He also recognized Rich Mytych for his work with the water system, the Nuckels' for taking care of the east entrance, and Mike and Becky for taking care of the west end entrance. The Mulder family was recognized for providing the venue for the Association meeting, and Cindy and Mike Shellie for providing webmaster services at no cost.

2. Approve Association Meeting Minutes from May 26, 2019. Member requested the sentence "Nor could the member raising the concern" be deleted and replaced with "member provided very specific examples" in VI "Building Committee Report" #2. Motion to approve the May 26, 2019 meeting minutes as amended was Supported and Approved.

3. Treasurer's Report:

A. Review of Profit / Loss Statements for May 2019-April 2020 / May 2020-April 2021

Acting Treasurer Ric Aymen discussed converting Association financial records to Quickbooks and how having the new computer hardware and software supports accurate recordkeeping. Question from member about the need for more specific information about expenditures contained within line items on the Association P & L statement provided to members. Members are welcome to look at bills and statements, and it was suggested that the

people interested in seeing the information volunteer to visit Ric's garage to view the documentation and develop spreadsheets by prior arrangement. Question about why utility bills were higher and were we saving money with the improved water system. With Covid and people migrating away from the city to Huron Dunes water usage showed a large increase which increased the electric bills to run the pumps. Motion to approve Treasurer's report Supported and Approved.

- B. Proposal to Increase Annual Dues: Motion to increase annual dues from \$225 to \$300 per year, beginning in May, 2022. General discussion included purpose for requesting the increase is to provide cushion for emergency purposes from \$10,000 - \$15,000. The Association currently raises and spends in the neighborhood of \$16,000. If approved the \$75 per lot annual dues increase would raise an additional \$5,400. Motion to increase annual membership dues from \$225 to \$300 Supported and Approved.

4. Water System Report:

- a. DEQ Cross Contamination Home Inspections are continuing. These are necessary to prevent backflow from garden hoses, laundry equipment from contaminating our water.
- b. Low voltage / Generator issue, the Association filed a complaint with MPSC, voltage issue may take until spring according to DTE, but there may be legal recourse. Ric reviewed the impact of the low voltage issue on the generator system. It is now online due to the perseverance of Rich Mytych.
- c. **REMINDER:** Curb Stop Shut-offs are operated by HDA Water System Operator Karl Krull ONLY. He can be reached at (989) 550-4940.
- d. Water system expenditures include utilities, payments to MDEQ and other agencies to allow them to regulate us, and a stipend for our water system operator.

5. Building Committee Report

REMINDER: Any exterior alteration and/or new construction requires Building Committee approval. Members are also reminded to know the location of their property boundaries. No new construction projects to report on at this time.

6. Road Maintenance Report

Association roads have been brined once this year, second speed bump pulled

due to construction, potholes will be filled in later in fall when construction traffic dies down.

7. Harbor Master News

Harbor Master Larry Lenard reminded members that Boat Hoists will be taken out of the water on Sunday, September 5th at 12:00 Noon, rain date on September 6th same time. **REMINDER:** beach grooming: must follow DEQ guidelines.

8. Board of Trustees and Elections

A. Question from a member requesting to know why a Board member was “removed”. It was explained that by her constructing new stairs located on Association Parklands the Board member violated the terms of the Boyle v. HDA case, ignored the Board’s refusal to approve the stairs, and, after repeated refusals to comply with the Board’s decision her lot’s membership was suspended. Per the Bylaws, a Board member must be a member of the Association. As a suspended member she could not be a Board member and consequently became a suspended Board member.

B. Because of COVID two election cycles were delayed (2020, 2021) until today’s meeting along with a vote to affirm an appointment to the Board following a seat being vacated. Results of the elections are as follows:

2020: Moorman 41 votes, Wolter 43 votes, McDonald (write in) 1 vote.
Moorman, Wolter elected. Term ends 2023.

2021: Lenard 41 votes, Nominee Schweitzer 43 votes, Murawski (write in) 1 vote. Lenard, Schweitzer elected. Term ends 2024.
Lenard, Schweitzer elected. Term ends 2024.

2021: T. Mytych 41 votes. Saia (write in) 2 votes.
Mytych affirmed. Term ends 2022.

A big THANKYOU to Ellen Moorman, Mary Aymen and Nanette Lucier for managing the election process.

9. **The Association Website** is up and running. A member would like to see more detailed financial information and Board meeting minutes there. More information is coming but will take some time. The Board approved posting its minutes earlier this year. Minutes will be posted when they are formatted and when the “Meetings/ Minutes” section of the webpage can be updated with language from

the Association Bylaws.

NEW BUSINESS

10. Property Rental Procedure Proposal

Paul Loney discussed issues he has experienced with rentals, constant turnovers, you don't know who you have living next door, noise, etc. Consequences for renting in violation of Association By-Laws and Rules need attention. Ric discussed a member's multiple requests to rent this summer which were put off due to frozen pipes this summer, and issues he has had to deal with due to rentals at other times.

After looking at By-Laws, survey results and doing research, "reasonable" regulation, was developed to put in front of membership.

- Is that the way membership wants to go ?
- A member asked about changing the by-laws ?
- Another called for a non-binding straw poll to get a feel for whether the membership wants rentals or not.

Overwhelmingly the members were not in favor of allowing rentals. Several hands (five or less) were raised in favor of rentals.

Members were asked to review the proposal over the winter and be prepared to discuss and possibly vote on whether to allow and restrict rentals in the Association, or, not allow rentals with a change to By-Laws. **The matter is tabled until the May 2022 meeting.**

11. Members' Contact Information

Discussion on the sharing of members' contact information, address, phone Email with other members when requested. No clear direction by membership. **The matter is tabled until May 2022.**

12. OTHER:

Questions regarding the surveillance of the pumphouse and who has access, surveillance from boat racks. The pumphouse is under surveillance for safety and security of the HDA water system. Ric Aymen has access. Ric stated he didn't believe the Huron Dunes board could regulate cameras on residents own land/property and was not sure on the boards legal authority to be able to regulate cameras on someone's personal property on a boat lift.

ADJOURNMENT AT 2:45 P.M

Respectfully Submitted

**Mike Moorman
Secretary**