

Huron Dunes Association
P.O. Box 745
Port Austin, Michigan 48467

Board of Trustees Meeting Minutes

September 19, 2022

Location: Lenard Residence, Zoom

Members Present: Larry Lenard, Bill Wolter, Mike Moorman, Michele Schweitzer, Jim Dietz

Called to Order: 7PM by President Larry Lenard

1. Motion to approve Board of Trustees Meeting Minutes from May 26, 2022 meeting by Jim Dietz. Supported by Bill Wolter. Motion carried.

2. President's Report

- Lot #28 concrete slab project approval letter dated 10/09/2018 stipulates "cost of excavating and/or breaking up concrete slab, as well as restoration will be the homeowner's responsibility". Homeowner is aware of this.
- Improper and unauthorized use of curb stop shut off valve to turn water service on and off to Lot #51. Valve and Box are damaged and need replacement. Late fees to be assessed if needed, in accordance with Article III, Sections 1-a & 2-a of the Huron Dunes Association By-laws.
- Lot #39 water service to be capped off, owners to pay cost of excavation and parts.
- Karl Krull, WSO to be on site for excavation and repair on both lots.

President's Report approved unanimously.

3. Water Report

- Need exists for process to be used by the Board to enforce use of proper procedures when members / homeowners fail to follow Huron Dunes Association practices.
(Homeowners should have private shut off)
 1. Board will send the non-complying member a warning letter, and the member should consider this letter their warning.
 2. The member will be assessed a penalty for their continued non-compliance.
 3. Finally, for continued non-compliance and / or failure to pay any assessed penalty, the member's lot will have its water shut off and locked.

Water Report approved unanimously.

3. Treasurer's Report

- Net Income \$13,366.00
- Checking Balance: \$12,934.97
- Savings Balance: \$3,960.00

- Funds to be moved from checking to savings at end of year depending on balances.

Treasurer's Report approved unanimously.

4. Harbor Master Report

- Membership was complementary about how things went removing racks from the water over Labor Day weekend.
- Great volunteer crews got the job done prior to bad weather moving in.

5. Road Report

- Speed bumps will stay in until October 1.
- Pot holes will be filled with stone over the next several weeks.
- Seeking snow removal services from Dirty Time Landscaping again this year, hoping for help from winter resident to verify plowing dates/depths.
- Seeking spring road surface maintenance and brining from Rooney's.

Roads Report approved unanimously.

6. Outstanding Issues

- Reviewed outstanding issues, some covered in President's report

7. New Business

- Mike Moorman gave notice that he will not be running for re-election at the May 2023 meeting.

8. Adjournment

Motion by Larry to adjourn the meeting, supported by Bill Wolter. Approved.

Respectfully Submitted by

Mike Moorman
Secretary
Huron Dunes Association