

# HURON DUNES ASSOCIATION ANNUAL MEETING MINUTES – MAY 26, 2019

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The meeting was called to order at 12:30 pm.

## I. Approval of Minutes

Minutes for the 2018 Annual Meeting were approved without amendment.

## II. President's Report

Ric Aymen began his remarks by acknowledging two (2) long time Association Members who passed away during the past twelve months. Kathleen Lucier (Lot 16), mother of Mike who everyone knows, had been an Association Member since 1989. Stella Mainero (Lot 52), wife of James, who together have been Members since the 1960's. Ric next noted the three new Association Members who joined over the past twelve months:

- James & Jennifer Belanger (Lot 54) previously owned by Tom Homrich
- Geoffrey & Julie Vercocke (Lot 39) previously owned by Lowell & Beth McDonald
- Jamie & Patricia Fricke (Lot 55) Empty Lot

He noted when Lowell McDonald sold his Cottage last fall, as required he stepped down as a Board Member and Rich Mytych was appointed in his place. As the second full time resident on the Board, Rich has in a short time stepped in and been available to handle immediate and/or emergent issues. In addition, given his background he's played an instrumental role in developing the plan to upgrade the Water System Pumps, Pressure Tanks and the underlying electrical system and has met with Maurer Electric, DTE and Thumb Well Drilling as they developed their bids.

## III. Treasurer's Report

The Treasurer briefly reviewed the 2018/19 (May 1, 2018 through April 30, 2019) Operating Income & Expense Report which had been previously mailed out. As in past years the bulk of the Association Expenditures (80%) related to maintaining/operating the Water System. As noted in the recently mailed out Special Assessment Q&A, the Water System Expenses rose substantially due to last fall's Pump and Pressure Tank failures. Administrative Costs (at 11%), covering our annual Insurance Policy on the Pump Houses and Postage/Stationary, followed by Beautification Projects (8%) comprised the near entirety of the Association Expenses. The listed Road Maintenance Expenses cover only the Road Brining, as the invoice for Snowplowing and Road Grading from Gordon Lasceski (Lot 38) has not yet been received. Overall expenses for the year totaled \$16,364 which exceeded the Dues taken in by \$3,778. As a result, at the end of the year the Association cash on hand fell to \$16,952.

**Based on a) the reduction on the overall Fund Balance and b) the plan to partially fund the proposed Water System upgrades from future Annual Dues payments, a proposal was put forward to raise the Annual Dues (beginning next year) from \$175 (home)/\$87 (empty lot) to \$225/113. A vote was taken of the Membership present and the proposal was passed unanimously.**

## IV. Water System Report

Karl Krull, the Association's Water System Operator, briefly highlighted the Annual Water Quality Report (which had been distributed at the beginning of the meeting (and for those members not present copies were left at your Association doorstep). Our Water continues to meet all DEQ standards, including those for lead and arsenic levels (both low/non-detect). In addition, though not noted in the Report, our Water was tested for PFAS contamination (non-detect). **The membership was reminded to call Karl (989-550-4940) if/when requiring Curb Stop Shut-off's/Open; as Association Members and/or Plumbers are not permitted to turn any Association Curb Stops. Please give Karl at least 24-hour notice. There is no cost for this service.** Lastly at the end of the Meeting it was noted Karl and Larry Lenard would like to survey additional Homes in the Association for potential Cross Connections (a process initiated last year as required by the DEQ). Each home in the Association must be checked to ensure, in the case of a loss of Water Pressure in the Association any water in outside hoses cannot be siphoned back into the System, from older outside faucets without anti-siphoning capabilities. Homes with older non-complaint faucets can purchase and easily install vacuum breakers, which can be purchased at any hardware store and cost less than \$10.

The President then briefly went over last fall's Pump & Pressure Tank failures, as outlined in the recently sent out Proposed Water System Special Assessment Q&A, and the proposal to upgrade the Pumps, Pressure Tanks (all at the end of their expected useful life). If approved, the Project would take place after Labor Day, to ensure no

disruption in Water Service. In the unlikely event Water Service were to be disrupted, Members would be notified by a) email blast and b) Boil Water Alert notices placed at each home. **The Treasurer then highlighted the proposed \$950 per connected home Special Assessment would be due by Labor Day (to ensure the project could begin and be completed in the Fall). He also reminded the Members, as outlined in the By-laws, should any Member a) fail to pay the Assessment by the due date, or b) fail to contact the Treasurer to set up a mutually acceptable Payment Plan, those Members would be denied access to the Water System until payment is made.**

**A vote was taken of the Membership present, and the proposal was passed unanimously. Individual invoices for the \$950 per connected home will be mailed out within a week.**

## **V. Election**

The three-year terms of Trustee Ric Aymen and Rich Mytych (who was appointed to fill out the term of Lowell McDonald) concluded. Both Trustees voiced their interest in running for re-election. A call for other candidates was made and no other Member present voiced interest in running. A hand vote was taken, and Ric and Rich were elected to new 3-year terms.

## **VI. Building Committee Report**

Larry Lenard reminded everyone any building project that either changes the dimensions of their home, adds new structures, or a fence requires Prior Approval. Requests received and approved during the past twelve (12) months:

- 1) Dan Woodruff (Lot 13) new deck and stairs (both within his property lines)
- 2) Howard & Barbara Nuckels (Lot 65)) new shed.

A concern was raised by Marti Judge (Lot 53) about Shrubs, etc. being placed on Property Lines, which are noted in the Deed Restrictions and By-laws as requiring Prior Approval. The Board was not aware of any new Shrubs, etc. being placed in violation of the Deed Restrictions, nor had it approved any. Ms. Judge provided specific examples, including a row of pine trees planted across a front lot. The membership was asked to notify the Board if they feel any new structure and/or Property Line Shrub project has been initiated without Prior Approval.

## **VII. Road Maintenance Report**

Gordon Lacescki couldn't be present at today's meeting. In his absence Ric Aymen noted the roads were recently graded and brined.

## **VIII. Harbor Master News**

Harbor Master, Rich Mytych, reported the majority of hoist were put in the water yesterday. He thanked those that helped and noted Jake Lenard (Lot 5) assisted by managing the process on the West End. Hoists will be taken out on Sunday, September 2<sup>nd</sup> at 12:00 pm. Rain date is September 3<sup>rd</sup> at 12:00 pm.

## **IX. New Business-**

- A) The Association website being created by Mike & Cindy Shellie (Lot 31) is nearly complete. Since the website will not be password protected, no personal Membership information (names, addresses) will be included. Once the website has been reviewed by the Board, the Treasurer will notify the Membership via email.
- B) Given the rising Lake level, members were reminded to not leave beach furniture and the like in the way of others. A request was made not to have multiple sites for beach fires (use the same sites) as ash and burnt debris is difficult to remove from the sand.
- C) Larry Seneski (Lot 30) reminded folks of the new Fireworks Laws which a) restrict fireworks to eleven days a year and must cease by 11:45 pm. Failure to follow these rules could resort in a \$1,000 fine (with half going to the local sheriff department, which may make them more vigilant and willing to write tickets).

The meeting ended at 1:50 pm with Ric thanking a) the Kontry Family for once again providing a very convenient location for the Annual Meeting and b) Bill Lenard for once again setting up chairs and table for the Board .

Respectfully submitted,

Steve Loney Secretary-Treasurer