

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

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**ANNUAL ASSOCIATION MEETING**

**DATE:** Sunday, May 28, 2023, 1:00 p.m.  
**LOCATION:** Kontry Cottage, 2844 Bay Drive  
**TRUSTEES PRESENT:** Lenard, Moorman, Schneider, Dietz

**MEETING MINUTES**

The meeting was called to order at 1:00 p.m. by President Larry Lenard.

1. Motion to Approve Association Meeting Minutes from May 29, 2022 as posted by Wendy Wilson, Lot #73. Supported by Mrs. Forbes, Lot #15. Approved Unanimously.
2. Opening Remarks by the President: Association President Larry Lenard acknowledged the passing of long-time member Mike Lucier with a moment of silence on his behalf. He also recognized the service of the Veterans, Police and Firefighters in the audience. The President also discussed updating phone records in case of emergency, and reminded the members to pick up their annual Consumer Confidence Reports and the Membership Roster.
3. Treasurer Report: Treasurer Michele Schweitzer discussed the end of fiscal year 22-23 balance of \$5537.00, and that she was able to build up the savings by \$5,000. She discussed the promise the Board made to membership regarding the need to reserve additional funds to cover unforeseen expenses to repair the Association's water system. Members are welcome to review ALL financial transactions on the Huron Dunes website under "Meetings / Minutes". Motion by Wayne McDonald Lot #27 to approve the Treasurer's Report, supported by Gary Mytych Lot #64. Motion approved unanimously.
4. Water System Report: Larry Lenard reminded membership that the water system is the property of the Association and that curb stop valves can only be operated by certified Water System Operator Karl Krull. He discussed the EGLE rep visit and survey of our system. The inspection took 15 minutes and she said Huron Dunes has the "cleanest pumphouse". The annual "Consumer Confidence Report" was distributed at the meeting and will be posted on the Association website shortly. A question came up about the progress of cross-contamination inspections. The State allowed us to stop the inspections during the pandemic. Larry hopes to get volunteers together to complete the inspections this year. We are not sure at this point how many have been completed. A question came up about the damaged curb stop. Larry informed the group that the excavation and repairs were completed. Jim Lakatos Lot #57 made a motion to approve the water report, Ray Belanger Lot #63 supported. Motion approved unanimously.

5. Building Committee Report: Building Committee Chair Jim Dietz reminded membership to seek approval of the Building Committee for their building projects. He reported on a garage replacement project on Lot #38 (Vernocke). President Larry Lenard informed the group that Mr. Dietz had a building project on his own property and recused himself from the Building Committee prior to consideration for that project. He took this step to avoid the potential for conflict of interest. Motion to accept the Building Committee Report by Michelle McDonald Lot #27, supported by Patricia Fricke Lot #37, approved unanimously.
6. Roads Report: Larry discussed the solar lighting installed at the east and west entrances. Saved the Association thousands of dollars. Larry reported that grating and brining has just been completed in the last week. He discussed the difficulty in getting a contractor to do the work, Rooney's got the job. Look for roads to be grated once more in late August. Jonene Eggert Lot #76 said either the snow removal or grating people left a pile of dirt at her residence. Larry has someone with a tractor to mitigate this. Robert Salhany Lot #66 discussed the need for accurate signage that would provide directions to Sand Hill Drive and Bay Drive. Would be helpful in case of emergency, UPS etc. We will buy signage as suggested for the roads, and for the east end of the Association on the parkland. Motion to approve the Roads Report by Mr. Kontry Lot #21, supported by Mike Shellie Lot #31, approved unanimously.
7. Harbor Master News: Larry discussed the boat rack placement and the 35 volunteers that made it happen. He also acknowledged Melody Croletto, Wendy Wilson, Leslie Jaworowski and Barb Nuckels and everyone who worked on the hot dog stand in support of the volunteers working on boat racks and the entire community. He also mentioned Art Kuhn who used his side by side to pull racks up to water's edge.
8. Elections: Incumbent Bill Wolter was approved for re-election, along with candidates Jeff Rochefort Lot 8 & 9, and Gary Mytych, Lot #64. Wolter and Rochefort's terms end in 2026 (replacing Moorman). Mytych's term will end in 2025 (replacing Todd Mytych).
9. Rental Policy Review and Approval: Tabled until next Association Meeting.
10. Water Policy Review and Approval: Tabled until next Association Meeting.
11. Other Issues: Josh Hamilton Lot #6 discussed issues with overgrowth of bushes across from Bill Wolter's property on parkland that decrease visibility headed west. He was advised to work with Bill and trim the bushes to improve visibility onto M-25.
12. Motion to Adjourn: Motion by Rich Mytych Lot #62 to adjourn the meeting at 2:05 p.m., supported by Larry Seneski Lot #30.

Respectfully Submitted,  
Mike Moorman, Secretary