

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

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**ANNUAL ASSOCIATION MEETING MINUTES**

**DATE: SUNDAY, MAY 29, 2022**

**LOCATION: KONTRY COTTAGE 2844 Bay Drive**

**ALL TRUSTEES PRESENT**

**MEETING CALLED TO ORDER AT 1:00 p.m. by President Ric Aymen**

1. Ric Aymen welcomed members and introduced Board members. He recognized Rich Mytych, laid out ground rules for meeting participation. He thanked Wendy, Leslie Jaworowski, Melody Croletto for their work in putting on the "Hot Dog Stand" during the boat rack launch Saturday, May 28th.
2. Motion to approve September 4, 2021 Annual Association Meeting Minutes by Mike Lucier. Supported by Jim Dietz. No discussion followed, motion carried.
3. President's Report: Outgoing President Ric Aymen discussed members who have passed on since the September 4, 2021 meeting. A moment of silence was observed in memory of our former members and for the victims of the Texas school shooting. One new owner to report, Deschane property sold to a member of the Schuart family.
4. Treasurer's Report: Treasurer Michele Schweitzer reviewed P & L Statement (which is posted on the website). She audited books from previous year, no irregularity found. Our Class A water system very expensive to operate and regulate. 1099s now being issued for any contractor earning more than \$600 which will drive costs up. She made other financial documents (balance sheet, budget, disbursements) available for review by members. One member asked about savings account balance. Motion to approve the Treasurer's Report by Mike F., supported by Mike L. Discussion. Motion carried.
5. Water Report: The annual Drinking Water Quality Report for 2021 is posted on the website under "Association Documents". Members were asked to pick up their water reports and a membership roster. Motion to approve the Water Report by Mike F., Supported by Cindy S. Discussion. Motion carried.
6. Building Committee Report: Vice President Larry Lenard provided information on one project currently underway, and other pending projects. Motion to accept Building Committee Report by Ralph K., supported by Jim D. Discussion. Motion carried.

7. Roads Report: The Board has determined that no Trustee or member is interested in assuming the responsibilities for maintaining the road's surface. Working it up, filling potholes and grating, among other jobs. VP Larry Lenard seeking bid from Dirty Time Landscaping in Port Austin who also does our snow removal, also Clancy, but would like to see Dirty Time with the job as they have been very reasonable with snow plowing. Needs to be close to PA. Question on whether we would ask the owners of lots #38 & #39 who are building a new home to pay for some of the road maintenance. Property owner Julie V told the group that they would be repairing the road from the east entrance, up the hill to the right on Bay Drive to lot #40. Motion to accept Road Report, supported and approved.

8. Harbor Master Report: Larry Lenard reported lots of help by younger folks in putting racks in. Thank You to all the volunteers who helped get the racks into the water yesterday. Tentative date for removal is Sunday, September 3, 2022 at noon. REMINDER: beach grooming must follow DEQ guidelines. Motion to accept the report by Wayne M, supported by Mike L. Motion carried.

9. Election: Two seats on the Board of Trustees, each with a term of 3 years are up for election this year. Terms expire in 2025. Incumbent Todd Mytych (lot# 64) was introduced to the group along with, Jim Dietz ( lot #40 ). Motion by Mike F. to approve the two candidates by acclamation. Supported by Mike L..Motion carried.

10. Property Rental Procedure Proposal: Bill Wolter reviewed the draft Property Rental Procedures that were included as part of the meeting packet. Discussion followed on the development of a packet for owners seeking permission to rent their property from the Board that includes Association Rules for (quiet time, use of easements, speed on roads, owner liability insurance, lease, renters responsible for actions of tenant, etc.). Scott Woodruff lot 13 interested having a sample lease as part of the packet, and that the rules clarify week to week rentals plus more detail on approval process. Several questions about what are the consequences for the property owner if they do not adhere to the rules, they will not be permitted to rent in the future.

Tony Jaworoski asked if restrictions on numbers of vehicles applies to other lot owners. Restrictions apply to tenants. There has been no discussion on restrictions on lot owners, many lot owners work with their neighbors to resolve those parking issues. Mike W lot 22....trailers RVs are prohibited in by laws. Campers ? Wendy W asked if procedures being reviewed are only for renters. Yes. Rich M asked if we are asking the homeowner who wants to rent to be honest ? As fellow Association members we have a right to expect a member who rents to be honest in dealing with their request.

Mark M asked whether there was insurance. The Association carries liability insurance on its property and Board. Robert Salhaney lot 66 stated we need a microphone. Running the rental question by our insurance agent to see what our coverage is. Gayle L lot #24 by allowing rentals will we still be a private association ? Cindy P lot 47 had issues when renting many years ago,

and Mike F lot 15 asked if she asked permission of the Board as per the By-laws 15-? We will take the feedback and fine tune a policy to bring back next May.

11. Other Business: Michele M accused the Board of not following its By-laws consistently. Mark M discussed the generator being the wrong size and discussed his being an engineer. Many members left during those presentations. Marti Judge that whatever our differences are we should be settling them INTERNALLY. Ms. Judge suggested a group be put together to review the By-laws to include steps to be taken by the Board where there are violations in order to help develop consistency by all.

12. Motion to Adjourn 2022 Annual Association Meeting by Rich Mytych, supported by Ralph Kontry. Motion carried.

Respectfully Submitted by

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Mike Moorman  
Secretary  
Huron Dunes Association

### **BOARD OF TRUSTEES ORGANIZATIONAL MEETING**

Sunday, May 29, 2022

Followed Association Meeting at Kontry's Cottage

Members Present: Lenard, Wolter, Schweitzer, Dietz, Mytych, Moorman

1. Officer Election: In accordance with Article IV, Section 1 of the Huron Dunes Association By-laws Election of Officers was conducted by the Board of Trustees for FY 2022-23. The Board voted unanimously for each officer as follows:
  - a. President: Larry Lenard
  - b. Vice-President Bill Wolter
  - c. Secretary: Mike Moorman
  - d. Treasurer: Michele Schweitzer
  - e. Trustee: Todd Mytych
  - f. Trustee: Jim Dietz
2. Reduce Number of Authorized Signers on Huron Dunes Association Bank Accounts at Port Austin State Bank: Motion by Secretary Mike Moorman to remove Ric Aymen, Mike Moorman, Bill Wolter, Rich Mytych from Huron Dunes Association checking and savings accounts at Port Austin State Bank. Motion Supported by Larry Lenard. Motion Approved Unanimously.
3. Authorize Two (2) Signers on Huron Dunes Association Bank Accounts at Port Austin State Bank: Motion by Secretary Mike Moorman to authorize Association President Larry

Lenard, and/or Association Treasurer Michele Schweitzer as signers on Association checking and savings accounts at Port Austin State Bank. Motion Supported by Treasurer Michele Schweitzer. Approved Unanimously.

4. Motion to adjourn by Todd M., Supported by Mike M. Motion carried.