

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

ANNUAL ASSOCIATION MEETING

DATE: Sunday, May 26, 2024, 1:00 p.m.
LOCATION: Kontry Cottage, 2844 Bay Drive
TRUSTEES PRESENT: Larry Lenard, Bill Wolter, Michele Schweitzer, Gary Mytych,
Jeff Rochefort, Jim Dietz

MEETING MINUTES

The meeting was called to order at 1:06 p.m. by Huron Dunes Association (HDA) President Larry Lenard.

1. Opening Remarks by the President: Larry welcomed all members and provided a brief introduction of the board members. He also recognized the service of the veterans, police, and firefighters, in the audience.
2. President's Report: Larry acknowledged the passing of long-time members Sherry Seneski and Will Marker and requested a moment of silence on their behalf. He reported that the road was done twice last year and that three-year contracts have been entered into with Dirty Time Landscaping for snow removal and with Maurer Electric for maintenance on the electrical for the pump house and the backup generator. Maurer Electric has been particularly easy to work with.
3. A motion was made by Mike Shellie, Lot 31, to approve the Association meeting minutes from May 28, 2023, as posted and emailed. Supported by Ken Schweitzer, Lot 67. Approved unanimously.
4. Treasurer's Report: Treasurer Michele Schweitzer discussed the fiscal year 23-24 profit and loss statement. The financial reports will be available on the HDA website and emailed questions will be responded to. She advised expenses increased so savings could only be increased by \$3,500, which leaves a balance of \$12,000 in savings for major expenses. She also discussed the need to reserve additional funds to cover unforeseen expenses like major repairs to the Association's water system and the likely increased cost of road maintenance. A reserve of \$15,000 would hopefully cover these contingencies. Because there are currently not enough reserves to adequately handle a major expense, an increase in annual dues from \$300 to \$360 for the 2025-26 fiscal year was proposed. Discussion was had regarding the current surplus, the projected surplus, and dues comparisons with other local homeowner associations. A motion was made by Mike Moorman, Lot 41, to approve the dues increase. Supported by Susie Williams, Lot 22. The motion carried with a show of hands, with four opposed.

5. Water System Report: Larry addressed cross-contamination inspections for residences and advised they are over half way done, but need to be completed. Larry hopes to get volunteers to complete the inspections. An unusual increase in water usage was noted and a leak was discovered. That has since been repaired. The annual "Consumer Confidence Report" will be posted on the Association website when available. 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.
6. Building Committee Report: No report was provided as there are no pending projects.
7. Harbor Master News: Larry's advised that his nephew, Jake Lenard, Lot 5, has volunteered to be the Harbor Master. Larry discussed the boat rack placement and thanked the 30 volunteers, including many teens, that made it happen. He also acknowledged and thanked Wendy Wilson, Leslie Jaworowski, and Barb Nuckels, for again providing hot dogs, cookies, and pop, during the boat racks placement and noted that all of these things make Huron Dunes special.
8. Elections: Incumbents Larry Lenard and Michele Schweitzer sought re-election, and were unopposed. Despite this, Larry strongly encouraged other members to consider running in the future because of the importance of the Board in promoting the mission of the Association. Upon a motion of Patsy Belanger, Lot 36, seconded by Julie Vercnocke, Lot 39, a vote was taken and both were re-elected unanimously. Larry and Michele's terms will end in 2027.
9. Rental Policy Review and Approval: Vice President Bill Wolter presented a proposed rental policy to be adopted to the Association Rules and Regulation, to be effective January 1, 2025. Among other things, he cited the deed restriction prohibiting operating a business in Huron Dunes and the restriction which requires approval for renting. He noted from a prior survey, as well as the 2022 annual meeting, that it appeared that most members (probably 50%+) would allow rentals with some conditions, while a large minority did not want any rentals at all. The goal of the proposed policy is to strike a reasonable balance between those that seek to rent and those not in favor of that practice. Discussion was had regarding the adequacy of the \$300 penalty, as well as, the logistics of enforcing the policy. Bill advised that the policy is primarily provided as a guideline for residence who, as members of the Association, are expected to comply with the policy as a responsibility and courtesy to their neighbors. He also advised the policy will include a provision that any rental agreement needs to incorporate the association bylaws by reference. Finally, a request form will be provided for use by those who request board approval to rent. Upon a motion by Mike Shellie, Lot 31, seconded by Bill Foy, Lot 17, a one-per-lot vote was taken regarding adoption of the rental policy. The vote was 27 in favor and six opposed, the resolution to adopt the rental policy passed.

10. Water System Policy Review and Approval: Bill Wolter presented a proposed water system policy whose purpose is to protect the integrity of the water system, particularly with regard to unauthorized access to the HDA curb stops. The policy provides that the shut offs are only to be accessed by HDA authorized individuals and that unauthorized access can lead to fines. Bill asked for discussion or questions, but there were none. A motion to adopted the policy was made by Mike Moorman, Lot 41, and was seconded by Bill Foy, Lot 17. Upon a vote, the motion to adopt the water policy to the Association Rules and Regulations passed unanimously.
11. Secretary Jim Dietz advised that email and the website would be used as much as possible and that members should anticipate that, among other things, dues notices will be emailed out starting next year.
12. New Business: Larry introduced new residents Tim and Christy Wheaton, Lot 63, and welcomed them to the neighborhood. Based on suggestions, Larry advised the feasibility of a putting life ring and an emergency horn at the easements would be explored. A resident also advised that Lot 54 has a defibrillator in a labeled kitchen cupboard that is available for use by all. Julie Vercnocke, Lot 41, inquired whether the by-laws should be updated and it was agreed that they should. It was suggested a committee should be formed to address that and Julie offered to assist. Larry thanked the Kontrys for repeatedly letting their lot be used for the meetings. Barb Nuckels and Keith, Lot 65, were thanked for all of their work in beautifying the east entrance. Karen and Matt Saia, Lot 28, were thanked for beautifying the west entrance. Matt Saia and Mike Forbes, Lot 15, were also thanked for repairing the fences. Larry advise that cleaning of the sand off the easement steps has been scheduled for a new contractor to complete.
13. Motion to Adjourn: By Wayne McDonald, Lot 27; supported by Karen Saia, Lot 28. The meeting was adjourned at 2:15 p.m.
14. Immediately following Board-only meeting: The trusted unanimously voted Larry Lenard to the position of President Michele Schweitzer as Treasurer.

Respectfully Submitted,
Jim Dietz, Secretary