

**Huron Dunes Association
Board of Trustees Meeting Minutes
November 12, 2024
Location: Via Zoom**

In Attendance: President Larry Lenard, Vice President Bill Wolter, Treasurer Michele Schweitzer, Secretary Jim Dietz, Trustee Gary Mytych, and Trustee Jeff Rochefort.

The meeting was called to order at 7:02 PM, by Larry Lenard.

(Note: Subsequent to this November 12, 2024, meeting, the minutes from the May 24, 2024, board-only meeting were approved by each trustee via email.)

1. President's Report:
 - Larry asked members what they thought of the condition of the roads and the general consensus was that they were fine and not currently in need of attention.
 - Larry has several updated member contact numbers to provide to Jim for HDA records and Michele advised she may have some new contact information, also.
 - Larry cited a recent Wall Street Journal article about HOA dues increases and Bill suggested that the article be made available as a handout for next year's annual meeting so residents gain some perspective on HOA financial concerns.
 - With regard to the project to update the bylaws, Larry reminded that Julie Vercnocke volunteered for this project, which will likely be long term one. Bill volunteered to be the committee chair and to review the current bylaws and flag those that should probably be updated. He will then circulate those to board members and to Julie Vercnocke for further input.
2. Water System Report: Larry indicated that Karl Kroll advised the leak outside the pump house is minor and that he would advise Larry when it was repaired.
3. Treasurer's Report: Michele advised she had just recently emailed all board members the October 2024 Profit and Loss statement for their edification.
4. Building Committee Report: Jeff advised the Brett Graham's project at Lot #1 doesn't seem to have been started yet and that the Frickses, Lot #37, have not yet provided additional information as requested regarding their proposed project.
5. Rental Policy: Bill reminded the rental new policy goes into effect January 1, 2025. Gary volunteered to be the rental committee coordinator. It was decided the coordinator would, like the building committee coordinator, provide guidance to members regarding the process and rules, and act as the intake person for applications. Bill advised he would put together an application form and Jim advised he would put that and the updated bylaws on the website.
6. Gary moved to adjourn; Jim seconded. The motion carried and the meeting was adjourned at 7:30 PM.

Respectfully Submitted,
Jim Dietz
Secretary