

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

ANNUAL ASSOCIATION MEETING

DATE: Sunday, May 25, 2025, 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 1:03 p.m. by Huron Dunes Association (HDA) President Larry Lenard.

1. Opening Remarks by the President: Larry welcomed all members.
2. A motion was made by Larry Seneski, Lot 30, to approve the Association meeting minutes from May 26, 2024. Supported by Mike Moorman, Lot 41. Approved unanimously.
3. President's Report: Larry thanked the Kontrys for the use of their home again for the annual meeting. Thanks were also given to all of the neighborhood volunteers including Barb and Keith Knuckles, Karen and Matt Saia, Lisa Dietz, Nanette Lucier, Pete Miller, Chris Coleman, and Julie Vercnocke. Larry thanked the Board members for their contributions and Bill acknowledged Larry for his. Larry reiterated the importance of providing contact information to the Board in case of emergencies and he emphasized the confidentially accorded that information. He also recognized the service of the veterans, police, and firefighters, in the audience. Finally, Larry acknowledged the passing of long-time member Joanne Shellie and requested a moment of silence on her behalf.
4. Treasurer's Report: Treasurer Michele Schweitzer discussed the fiscal year 24-25 financial reports, which are on the HDA website. There was an approximate \$1,000 shortfall this year, primarily due to increased snow plowing and an increase in utility costs related to water system leak. A member asked about the cost of the website and members Cindy and Mike Shellie provided a breakdown. That member also requested that the listing of checks to individuals indicated what the expense was for. Michele agreed to provide that. A motion to approve the fiscal year 2024-25 financial report was made by Mike Shellie, supported by Patricia Fricke, Lot 37. Motion carried.
5. Water System Report: Larry relayed that a system leak was discovered in January, which caused the utilities, related to the pump, to increase. The leak was discovered this spring at a curb stop. Chad's Plumbing replaced the curb stop and made the repair.

Based on their inspection, Chad's Plumbing personnel opined that the leak was caused by improper installation, and that similar incidents could happen in the future. Nonetheless, the owner where the leak occurred paid for the repair materials. There was a second water leak in the neighborhood, but it occurred at that member's residence and was solely their responsibility. General discussion was had concerning liability for leaks and the use and maintenance of the water system, including an initiative to exercise the HDA curb stops by removing the caps and operating the shut off. This would be performed by certified Water System Operator Karl Krull as part of his regular duties. Member interested in having their system turned on or off at the HDA curb stop can contact Karl Krull, with the required 24-hour notice. If anyone is interested in a web based individual water monitoring system for their property, they should contact a plumbing company. Separately, the cross-connection project is over halfway done and further efforts will be made this summer to complete it.

6. Building Committee Report: Jeff reported that the Board approved a landscaping project last fall at Lot no. 1. On Lot no. 31, two small sheds were removed and a garage construction was approved. Jeff reminded that members need to make an application for Board approval for their building or improvement projects.
7. Road Report: Larry advised Rooney was unable to grade the road and will get to it as soon as they are able, weather permitting. Larry advised that because of speeding drivers in the neighborhood, speed bumps are needed. Discussion was had with the membership regarding necessity, liability, location, and compliance with regulations. By a show of hands, a clear majority favored the use of speedbumps. Five individuals voted against the use of speedbumps. It was concluded the speedbumps would be used with Larry determining placement after accepting input from those concerned.
8. Harbormaster Report: Larry advised the neighborhood boat lifts installation, typically conducted on the Saturday of Memorial Day weekend, was postponed due to inclement weather. Harbormaster Jake Lenard advised they would be put in at 3:00.
9. Elections: Incumbents Gary Mytych and Jim Dietz sought re-election, and were unopposed. Despite this, Larry strongly encouraged 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 Lisa Dietz, Lot 40, seconded by Mike Moorman, Lot 41, a vote was taken and both were re-elected unanimously. Gary's and Jim's term will end in 2028.
10. Rental Policy Report: Rental Policy Coordinator Gary Mytych advised there was one application to rent submitted by Lot 47 and that he would contact the requestor and follow up regarding the required paperwork and regarding the new rental policy which was approved by the membership last year.
11. Bylaw Project: Bill advised that some suggested changes have been received and that he will continue to address the project with input from members. He solicited for

volunteers in addition to Julie Vercnocke. Some discussion was had regarding the authority of the HDA to enforce violations of the rules and regulations.

12. New Business: One member advised they had a survey done of their property which showed that there was an error, not further described, on the subdivision plat.

13. Motion to Adjourn: Made by Karen Saia, Lot 28: supported by Tony Jaworowski, Lot 50. The motion carried and the meeting was adjourned at 2:30 p.m.

14. At the immediately following Board-only meeting: The trusted unanimously voted Jim Dietz to the position of Secretary and Gary Mytych as Trustee.

Respectfully Submitted,
Jim Dietz, Secretary