

**Huron Dunes Association
Board of Trustees Meeting Minutes
May 24, 2025**

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 held at the Schweitzer residence, 2766 Sand Hill Drive.

The meeting was called to order at 7:08 PM, by Larry Lenard.

1. Gary moved for approval of the minutes from the November 12, 2024, Board of Trustees meeting. Supported by Michele. Motion carried.
2. President's Report: Larry thanked Michele for hosting the meeting and Bill for hosting the November 2024 meeting by Zoom. Some members want the speed bumps installed and some do not, with placement being a major consideration. After discussion, the Board agreed that usage will be put to a vote at the general meeting, with placement to ultimately be determined by the Board.
3. Road Report: Larry advised Rooney was unable to grade the road and will get to it as soon as they are able, weather permitting.
4. Water System Report: Larry reminded that a water leak was discovered this spring at the curb stop for Lot 17. 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 of Lot 17, paid for the repair materials. Separately, the cross-connection project is still a work in progress and further efforts will be made this summer to complete it.
5. Harbormaster Report: Larry advised the neighborhood boat lift installation, typically conducted on the Saturday of Memorial Day weekend, was postponed due to inclement weather. There was no make-up date or time set yet.
6. Treasurer's Report: Michele provided and discussed Fiscal Year 2024-2025 financial reports. She cited general increases and the increased utility bill from the water leak and advised the goal of \$15,000 in savings to address a major problem continues to be elusive.
7. Rental Policy: Gary 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 the new rental policy which was approved by the members last year.
8. Bylaw Project: Bill advised that some suggested changes have been received and that he will continue to address the project with input from members.
9. 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 their building or improvement projects.

10. Elections: Gary's term and Jim's term expire this year and they seek re-election. No one was aware of any other members being interested, but Larry was going to try to generate interest for the future. An election will be held at the May 25, 2025, Association meeting. Ballots have been prepared to be distributed to members (one ballot per dues paying lot).
11. Other Matters: Larry advised that members will be able to update their contact information at the general meeting. It is their obligation to keep their contact information current for Association business purposes. Additionally, as many members are not permanent residents, it is also advisable to keep that information current in the event they need to be contacted regarding unanticipated incidents related to their property.
12. Gary moved that the meeting be adjourned. Bill seconded. The motion carried and the meeting was adjourned at 7:45 PM.

Respectfully Submitted,
Jim Dietz
Secretary