

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

ANNUAL ASSOCIATION MEETING

DATE: Sunday, May 24, 2026, 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 1:05 p.m. by Huron Dunes Association (HDA) President Larry Lenard.

Opening Remarks by the President: Larry welcomed all members and requested all stand for the Pledge of Allegiance.

A motion was made by Mike Moorman, Lot 41, to approve the Association meeting minutes from May 25, 2025. Supported by Rich Mytych, Lot 62. Approved unanimously.

Karl Krull, Water System Operator, was introduced and answered water system questions. He noted that surge protectors were put in pump house. Karl was excused.

President's Report:

- ❖ Larry requested a moment of silence on behalf of recently deceased members Dan Woodruff and Bill Boyle.
- ❖ Reiterated the importance of providing contact information to the Board in case of emergencies. Emphasized the confidentially accorded that information.
- ❖ This year, insurance was obtained for the pumphouse generator this year for \$350. It had been uninsured and has a replacement cost of approximately \$35,000.
- ❖ Motion by Bill Foy, Lot 17, to approve president's report; seconded by Mike Moorman. Motion carried unanimously.

Treasurer's Report:

- ❖ Michele discussed the fiscal year 2025-2026 financial reports, which should be on the HDA website.
- ❖ At year's end, we have a \$3,800 overage. We have \$14,000 in the savings account. A \$20,000 balance is recommended in that account for contingencies. Fortunately, insurance covered the \$14,500 damage to the pumphouse this year. Had not been covered, a special assessment would have been required. A \$40 increase in dues to \$400 annually is requested, beginning next year. A motioned to approve the increase, effective next year, was made by Mike Moorman. Seconded by Bill Foy. The motion carried with three opposed.

- ❖ Financial records are available for review, and reports will be posted monthly on the website.
- ❖ Motion to approve the fiscal year 2025-26 financial report was made by Patsy Belanger, Lot 36, supported by Patricia Fricke, Lot 37. Motion carried.

Water System Report: Previously covered by Karl

Building Committee Report:

- ❖ Jeff reported the approved project at Lot 37 was ongoing.
- ❖ Reminded that members need to make an application for Board approval for their building or improvement projects.
- ❖ One member noted it appears a boathouse has been constructed in violation of the restrictions.

Roads Report:

- ❖ Larry advised a lot of snow plowing was done this past year.
- ❖ Rooney will grade the road as soon as they are able.

Harbormaster Report:

- ❖ Jake Lenard advised lifts were put in today.
- ❖ One member advised that an Automated External Defibrillator (AED) is located in the residence at Lot 54 (2785 Bay Drive) and members can access it by force entry, if necessary.
- ❖ Larry will look into getting life rings for the easements and clearing the steps to the beach.
- ❖ The residents on either side of Driftwood Lane will be contacted about trimming the shrubs on either side of the easement so that emergency vehicles, if necessary, would be able to access the beach area.

Rental Policy Report:

- ❖ Gary advised there were no pending applications to rent, but anyone planning to rent should contact him regarding the approval process.

Bylaw Project:

- ❖ Bill advised the project is still under consideration. Julie Vercnocke is on the committee and Jeff Vercnocke may join.
- ❖ Rich Mytych volunteered to be on the committee.

Elections:

- ❖ Larry inquired whether anyone was interested in running for the Board. None were.
- ❖ Incumbents Bill Wolter and Jeff Rochefort sought re-election.
- ❖ Upon a motion of Wayne MacDonald, Lot 27, seconded by Rich Mytych, a vote was taken and both were re-elected unanimously. Bill's and Jeff's term will end in 2029.

New Business:

- ❖ One member advised the light atop the tall pole near the east entrance is too bright and is a nuisance. Gary will check into it.
- ❖ Karen Saia has Huron Dunes tee shirts for sale.

- ❖ One member questioned why the association paid for replacement of three curb stops. Bill advised they may have been damaged by snow plowing. Larry advised that, other than the contents of the pump house, the water system is likely not insured, but that prospect could be examined. A member who advised she was familiar with the insurance process advised making a claim for those damaged curb stops would likely not be cost effective as it could result in raised premiums.
- ❖ One member advised of a dead tree on a resident's lot near our propane tank which could potentially damage the tank and cause the release of propane. Larry will look into it.

Motion to Adjourn: Made by Wayne MacDonald, supported by Mike Moorman. The motion carried and the meeting was adjourned at 2:06 p.m.

Respectfully Submitted,
Jim Dietz, Secretary