Huron Dunes Association
Board of Trustees Meeting Minutes
September 4, 2026

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 Wolter residence, 2874 Bay Drive.

The meeting was called to order at 7:00 PM, by Larry Lenard.

Upon motion of Michele, seconded by Jeff, the board meeting minutes of May 23, 2026, were approved.

Larry thanked Bill for hosting the meeting.

Boat Houses:

- Bill advised that resident Josh Hamilton, Lot 6, has indicated he would like to build a boathouse which would be partially situated on parkland, similar to some existing boathouses.
- Bill discussed the deed restriction permitting some boathouses and its apparent exemption from the Boyle lawsuit.
- General board consensus was that boathouses on Lots 1-15 continue to be permitted, but that it might be advisable to get a court ruling to confirm that.
- Bill will recontact Josh Hamilton and request a site drawing with the proposed boathouse and discuss the feasibility of getting a court ruling.

Back up Pumphouse Renovation:

- Larry cleaned up the backup pumphouse and did some mold mitigation, but the backup pumphouse needs a new roof before winter. Larry contacted several roofers and only two, Everest (approximately $900), and Brian Lubitski (approximately $1,300), provided bids because the job is so small. Jeff noted the owner of Everest had legal troubles related to his jobs, but that Lubitski had a good reputation. Jeff will do a little more looking for a roofer.
- Larry also replaced some trim on the west pumphouse.

Payment Authorization Procedures:

- It was agreed the board member with the most knowledge of a particular bill should advise “ok to pay” before Michele pays the bill. This should be based on knowledge of board member authorization, adequate receipt of services, and ensuring the invoiced amount is related to the services received.
- Monthly/routine invoices $300 or below will be paid by Michele without explicit board approval. Michele will otherwise advise the board of invoices above $300.
- Communication will be made to ensure that unauthorized Association members do not request vendor services without proper board authorization.

Campers in the Neighborhood

- There are believed to be six campers currently in the neighborhood.
- The deed restrictions address campers and the matter will be considered further in the future

Rental Policy:

- Gary advised there were rentals this year that were properly documented.

- Larry moved that the meeting be adjourned. Bill seconded. The motion carried and the meeting was adjourned at 8:06 PM.

Respectfully Submitted,
Jim Dietz
Secretary