

Lake Mitchell Property Owners Association
Board Meeting Minutes
March 25, 2026 DRAFT v3

Attendance: Gary Huyge, Hugh Hufnagel, Hank Risley **Absent:** Jackie Erway

Note: Meeting held at Selma Township Hall

1. Agenda: Approved as distributed.

2. Election of board officers
 - It was noted that the LMPOA articles of incorporation stipulate that board officers are elected by the board. The articles are silent about when and how frequently officers may be elected.
 - The most recent election of officers took place on 7-25-23.
 - Because of the long length of time since the last board officer election and because a majority of board members have significant concerns about how a few recent situations have been managed by the current board president, it was decided to elect new board officers.
 - Following motions, seconds, and unanimous votes, the following board officers were elected.
 - President: Hugh Hufnagel
 - Vice-President: Gary Huyge
 - Secretary: Hank Risley
 - Treasurer: Gary Huyge (re-elected)

3. Minutes from 10-29-25 v2 board meeting: Approved as distributed.

4. Organizational issues
 - **Financial and membership report:** Gary distributed a financial report for the year ending 2025 showing a fund balance of \$15,199.14. He noted that the membership revenue was net of PayPal expenses for those members who used PayPal. Membership revenue also includes net income (total revenue less direct expenses) from Lake Mitchell logo wear sales. Logo wear costs and sales will be their own line items in 2026. Total paid members for 2025 were 137. Sixty payments were made via PayPal and 77 payments were made via personal check.

Gary will be sending out an email to all existing members to let them know that 2026 membership dues are now payable. He will get the member email list from Jackie if hers is better than the one that he has.
 - **LMPOA Facebook group page management:** The LMPOA Facebook group has 385 members. In light of a recent controversial Facebook (FB) post made last fall by a person (not a member of the LMPOA) that was not well-managed, board members felt it would be a good idea to develop a brief written code of conduct that all FB group members would need to follow in order to be a LMPOA FB group member. It was decided that each board member would send a list of their issues, ideas and suggestions to Gary who will compile them and present a draft code of conduct for discussion at the next board meeting.

The recent FB posting experience also demonstrated the need to have written and board approved FB group internal management policies and procedures. Board members will also send their written ideas on this subject to Gary.

Considering the internal problems encountered when dealing with the recent controversial FB post, the board decided to replace the person currently managing the FB group page as soon as another qualified person could be identified.

- **Website purpose, usage, management, technical support:** During a discussion about the website, board members said they felt that the website was not being used effectively and that several improvements were needed. Issues discussed included (1) board meeting minutes have not been posted as they should have been, (2) the website was not being monitored or updated on a regular and frequent basis, (3) it is not set up to enable a non-technical LMPOA person to do routine updating (eg announcements, minutes posting), (4) a knowledgeable person should be assigned the responsibility of managing the website, (5) LMPOA members should be able to easily ask questions and get them answered on the website, (6) older information needs to be reviewed and discarded if no longer needed, (7) the lake levels section could be more educational and informative, (8) other websites of interest to members should be linked, eg LMIB, LMSA, Selma Township, Cherry Grove Township, (9) the website could be used to seek input from members on issues the board is addressing.

Following discussion, the board decided to replace the person currently handling the non-technical website posting duties. In the meantime, Gary volunteered to take ideas from each board member after they reviewed the website and made a list of things they think should be done to improve the effectiveness and usefulness of the site. Gary will bring back a compiled list of these ideas for review and discussion at the next board meeting. Gary will also talk with Lindsey from Bit Social to see if she is interested and able to help us with our technical needs.

- **New board member recruitment:** The board currently has one vacancy. New board member candidates will be recruited by (1) direct email to all current LMPOA members, (2) website main page, (3) FB group, (4) annual meeting/meet & greet on June 27th, word of mouth contacts by board members.
- **Membership drive:** In addition to the approaches listed immediately above, it was decided to print another door hanger to be distributed around the lake prior to the annual meeting in June. This was a very good idea and worked very well last year.
- **Email to members:** Gary will incorporate the following items in his membership dues renewal email to members: open board position, summer annual meeting, help to record lake water levels, coming website improvements.
- **Annual meeting preparation:** Jackie did an excellent job in arranging the annual meeting/meet & greet over the past couple of years and it is hoped she will do so again this year. This includes meeting announcements, catering, LMPOA logo wear.

5. LMIB/lake health update

- **Lake level monitoring in 2026:** As noted above, we need to find a person to take over the fine work that Greg Wahl had been doing for us.

- **Next LMIB meeting:** Gary said that he would be able to attend the next LMIB meeting on Saturday April 11, 2026, at 10 am and let us know what takes place then.

6. Other updates

- **LMSA issues:** It was noted that LMSA now has its own website and that updates could be found there. Additionally, Dave Kuyers provides LMSA updates that are well-documented in Selma Township board meeting minutes. (Dave is also a Selma Township board member.)
- **Selma STR ordinance update:** Hank reported that he, Dave Kuyers and Carol Perrin are on a subgroup appointed by Mike Boyd to develop proposed revisions to the existing Selma Township STR ordinance. The proposed revisions will be reviewed by legal counsel and subsequently by the township board members. In the opinion of LMPOA board member Hank Risley the draft modifications are appropriate from a township perspective and are a balance between property owner rights and concerns raised by residents whose homes neighbor active short-term rentals. These ordinance changes will not necessarily address ordinance administration problems which are also a property owner concern.
- **Cherry Grove Township:** No report made.
- **Selma Township:** Hank reported that discussions are beginning to take place about how to provide fire department services more effectively with lower costs in the area encompassing the entire Lake Mitchell. Presently each township has its own fire department. It is expected that it will take some time to figure out how to do this.
- **Zoning Board of Appeals representation:** Hugh noted that he has not been able to work on this issue given the amount of time spent recently on other LMPOA issues.

7. Next board meeting: Thursday, April 30, 2026, at 5 pm (via zoom)

- Note: This is a change from the usual last Wednesday of the month.

These minutes were drafted by Hugh Hufnagel on 3-27-26. Please send any suggested changes or corrections to him.