Lake Mitchell Property Owners Association
Board Meeting Minutes
May 27, 2026 DRAFT v3(F)

Meeting call to order: 5:03 pm

Attendance (Virtual-Zoom): Gary Huyge, Hugh Hufnagel, Hank Risley

Absent: None

1. Approval of 04-30-26 board meeting minutes. Upon a motion by Gary Huyge and support by Hank Risley the prior meeting minutes were approved.
2. Organizational issues
   - Financial and membership report. Gary reported that he received 8 membership renewal dues payments since his recent posting of a dues notice on the Facebook page.
   - Membership and dues notice. (This item can be deleted from the minutes)
   - Board member recruitment. Gary reported that one person paying dues expressed interest in serving on the board. This person will be contacted for a follow-up discussion.
   - Lake level monitoring person recruitment. Discussion reflected concurrence that lake levels were being consistently monitored and reported on the LMPOA FB site. The board felt that there was no need to replicate that process. Gary Huge noted that Jackie Erway, or her designate, was in currently receipt of the LMPOA camera and related equipment.
   - 2026 board goals- To be discussed further at subsequent meeting.
   - Jackie Erway's resignation from the board. Having not attended the last three board meetings and having not responded to the recent letter from the board about her intent to continue serving on the board in a constructive manner, the board takes her lack of response as her formal resignation from the board, effective immediately. It was noted that Jackie is currently in possession of files, legal documents, passwords, equipment and other items belonging to the LMPOA. She will be contacted and asked to return these items to the appropriate board officers.
3. Flood Recovery:

   The board briefly noted various community efforts to assist property owners with flooding problems. Hugh will ask Mike Solomon to discuss the expected impact of flooding on lake levels, water safety (eg E Coli), and weed control at the annual meeting. Note: Subsequent to the board meeting, a property owner suggested to Hugh that he might also talk with the Wexford County Road Commission about plans to repair flood-damaged roads around the lake. Hugh will do this and will report on it at the annual meeting.

4. Annual meeting preparation:
   a. Door hanger pickup – Hank Risley noted that he would be available on Friday, May 29th to pick up the door hangers. Gary Huyge noted that he'd be in town and would do so himself.
   b. Door hanger distribution- The board determined distribution areas for each of the members. Hank Risley will deliver from Teal Court W and S to the Camp Torenta loop on Lake Dr. Gary will deliver the area on South Lake Mitchell Drive from M-115 to Sunset Point. Hugh will ask Greg and Fay Wahl to deliver East Lake Mitchell Drive

from Little Mexico Restaurant on M-115 to the LMSA pumping station on 13th Street. Hugh will deliver on West Lake Mitchell Drive from White Sands Drive to Teal Court.

c. Agenda. A draft annual meeting agenda prepared by Hugh was reviewed and several changes were discussed. Hugh will revise the agenda and send it out for final review and approval prior to the meeting. There was also discussion about how to address the recent Facebook situation at the annual meeting. The board decided not to bring up this subject but be prepared to talk about it if it otherwise comes up.
d. Speakers. Hugh Hufnagel shared input relative to his thoughts regarding speakers for the upcoming annual meeting. All concurred with his recommendations.
*Lake Health – Mike Solomon or Ben from RLS
* Fishing status- Ron Moelker or Dave Foley
* Sewer/LMSA issues- Dave Kuyers
* Dave Stinger recognition- Ron Moelker, Dave Kuyers
e. Food- Gary Huyge noted that he had located the 2025 invoice from Blue Heron. All agreed that was reasonable and that it made sense to reach out to them for the same in 2026. Gary Hyge volunteered to do so.

5. Communication methods
    - Website improvement – Gary Huyge and Hugh Hufnagel provided a summary of their recent meeting with Lindsey Weestdorp of BitSocial. A separate board meeting will be scheduled for after the annual meeting to discuss and reach agreement on the changes to be made to the website.
    - LMPOA membership email address list. Gary said he would provide Hugh with a spreadsheet containing the contact information for all LMPOA dues-paying members over the past three years. Hugh will use that information to develop a Microsoft Outlook LMPOA member email list that can be used to communicate directly with LMPOA members (similar to what Dave Foley uses to communicate with all property owners on the LMIB email list).
6. Other organization reports, issues
    - LMIB meeting (6-8-26). Gary to attend.
    - LMSA meeting (6-15-26). Gary to attend.
    - Cherry Grove Township. Gary reported that Ben Pearson has resigned from the Supervisor position and will be replaced. Various candidates to replace him were discussed.
    - Selma Township (June 9, 2026). Hank reported that proposed changes to the Selma STR ordinance were moving forward slowly and that the Township's legal counsel (Mika Meyers law firm) was reviewing the proposed changes.
7. Next meeting: Hugh suggested a brief board meeting on Thursday, June 25, 2026, at 5 pm to review the revised annual meeting agenda and discuss other meeting arrangements. The board decided to do this, and Hank was asked to set up a zoom meeting for this purpose.

Minutes prepared by Hank Risley, board secretary