

GREAT LAKES SHORES Meeting Minutes June 6, 2026

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Call to Order The meeting was called to order at 11:01 AM, followed by the Pledge of Allegiance.

Roll Call Roll call was conducted. Board members present: Renee C. (President), Joe R. (Vice President), Shawndra P. (Secretary), Judy F. (Treasurer), Ken K. (Trustee) Boni L. (Trustee) Dean S. (Trustee) and Tony S. (Trustee). Scott C. (Trustee) had an excused absence. 26 members were in attendance.

Approval of Minutes The minutes from the previous meeting held on August 23, 2025 were reviewed and approved by the membership.

Treasurer's Report

- Total dues collected this year: \$44,635 from 298 paying members. 95 members remain unpaid.
- **Eastern Michigan Checking:** \$42,884.28
- **Beach Fund / Thumb Bank CD:** \$52,265.73
- **Savings Account:** \$1,303.00
- **Huntington Money Market / Checking:** \$48,468.18 (Zelle payments deposited here)
- 38 members paid dues via Zelle. Huntington account opened specifically to support Zelle (Eastern Michigan Bank would not allow it for business accounts).
- A \$3,000 transfer was made from Huntington. \$200 received in donations.
- Currently 8 active liens on properties (down from 40 a few years ago). 22 additional liens to be placed by end of year if dues remain unpaid. Notices will be sent by November. Liens are triggered when unpaid dues reach \$500 (approximately 3 years of arrears).
- Kayak rack rentals have generated \$530. First rack is fully rented; second rack is more than half rented.

Fran Parker had questions about notifying members of delinquent dues. Judy said she would send in November. Also sends it with the newsletter and the next years dues. Fran offered to send delinquent notices to the ~Judy said there would be 98 mailings as of right now. Motion to accept financials: Made and seconded. All in favor — approved.

New Business

Bluff Committee Ken K. Reported that a bluff committee was formed with 3 board members and 3 community members to assess the common bluff property.

- An arborist has been engaged to assess vegetation, including extensive poison ivy growth.
- A contractor will begin cleanup and trimming of the bluff area within days.
- The committee will next pursue an expert in shoreline erosion to assess the area from the seawall up to the road.
- Note: This committee's scope is from the seawall to the road — not from the seawall into the water.

Road Erosion — Elm to Huron Bay The bluff between Elm and Huron Bay is eroding and poses a risk to the county road above it. Joe advised he has been in contact with the county about this. Candace has as well.

- Candace contacted Rob Falls (county road commission head), resulting in renewed engagement after prior lack of progress. Candace reiterated that this could take time but at least it has put our situation in the queue.
- Historically, costs have been split 1/3 county, 1/3 township, 1/3 HOA — though this arrangement is not confirmed nor do we know what the scope of this will be. This is the furthest progress made to date on this issue.

Renee attended the Worth Township Planning Commission meeting on June 3. Update on that:

Doggy Daycare — 7265 Lakeshore A public hearing was held June 3rd on a proposed dog daycare facility at 7265 Lakeshore. A vote was not taken due to lack of quorum. Decision deferred to the July 1st planning commission meeting. Members who have issues or questions are encouraged to attend.

Short-Term Rentals (STRs) A moratorium on new STR permits is in effect. The township intends to restrict STRs to commercial zones. Existing compliant STRs are grandfathered in at this time. The township is seeking legal counsel on next steps. Operating without a permit is subject to a \$1,000 fine.

Old Business

Completed Projects Update Joe gave an update on projects, including improvements at Huron Bay Beach access and the clubhouse. Also new Kayak Rack and hiring John Snyder to do general maintenance when needed. Fran Parker thanked the board for the improvements at the clubhouse. Don Salata raised questions about the groins and brought up the topic of removing them. Joe attempted to explain we would not be doing that but Don continued and elaborated on the detriment of groins. Renee noted there are many studies on the subject for and against groins. Mike Watson stated that EGLE would make the decision on groins to be removed. Discussion was escalating and Renee gaveled the membership to order. Jim Freeborough made a motion to end the discussion on this topic, motion seconded and all were in favor of ending the discussion on groins.

Announcements

- Special thanks to Boni for organizing and cooking the annual Memorial Day breakfast.
- Thanks to Jason P. for building and delivering the kayak rack.
- Thanks to all members who pay their dues on time.
- Next meeting is July 11
- Golf Cart Parade July 4@7pm, meet on Burns and Forest.
- Euchre June 27at clubhouse, time TBD

Member Participation: Don Salata said he would like to resume his concerns on the groins. Several people said no and got up and left. The board remained and told Don he could speak for 3 minutes. Don got up and spoke about the lakeshore and the groins and was stopped at the 3-minute mark.

Adjourn There being no further business, the meeting was adjourned at 11:51 AM.
