

2025 Annual Walhalla Shores Association meeting

- Property Owner present 29
- Call to order at 9:03 a.m.

Order of Business

- Those present said the pledge of allegiance
- Board members present: Brian Doane, Mark Patterson, Jessica Hettig, Helga Roelofs and Brian Casey
 - Eric noted that Paul B has not been present for the last 5 annual meetings
 - The board acknowledged he hasn't been at the annual meetings; however, he does contribute a lot to our board meetings and is very knowledgeable.

Secretary's Report (Helga Roelofs)

- Helga read the 2024 Walhalla Shores Association Annual Meeting minutes
 - Motion to approve the 2024 annual minutes – by Mark Patterson second by Cheryl Tomasiewicz
- Helga read the 2024 special assessment meeting minutes
 - Motion to approve 2024 special assessment minutes – approved by Cheryl T and supported by Tom Weidner

Treasurer report (Jessica completes)

Discussed the 2024

Summary of 2024 expenses

- Past dues collected \$1,699
 - Total dues collected \$37,688.60
 - Special assessment
 - \$16,050 billed \$13,925 was collected
 - We used \$23,060 for \$20,749 which was from the CD
- Increases in expenses
 - Care take expense went up by \$423
 - Great Lakes Energy \$150
 - Postage went up by \$200
 - Roughly \$400 for special assessment mailing
 - New treasury report software budgeted for \$1,000
 - Money has been set up to finish up the pavilion interior.
 - The board did send flowers to Carol DeRuiter's family

- The board does not take money for their service
- \$26,707 has been collected
- \$15,386 needs to be collected this year
- Balance \$37,096
- Have opened an account for project money

Eric asked about how many members do not pay their dues

- Liens have been placed on properties
- Last year more than 5 were 5 years-past due
- 106 members have not paid their 2025 lot dues
 - It was noted that something is suspicious with mail delivery
- 5-10% are habitually late
- It's between \$70-80 per lot to break even
 - Statistics show the dues are coming in more promptly because we're including a self-addressed envelope
 - Mark Kraszewski asked if a list can be posted for those not paying dues.
 - Concerned about the legality of posting this information
 - **ACTION:** The board will consider if there is a legal way to publish members who are behind on dues
 - Howard VH also mentioned sending texts or using a QR code to help with payment
- **MOTION:** To stop the discussion by Cheryl Tomaszewicz and Marlene Lubbers seconded it. Approved

Grounds Report (Mark Patterson)

Pavilion project

- The project came to fruition!
- Did not go over budget
- Project included new shingles, new doors, and gutters on the pavilion room and new siding on the bathroom.
- To be completed: interior and 3 lights
- **ACTION:** Mark will have someone look at the pavilion electrical box to make sure it is safe
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Beach/Docks

- Cottages Works has installed the swimming dock and fishing dock

- The swimming dock may not be out long enough
- Eric volunteered to remove the fishing platform and swimming dock out
 - The Board encouraged Eric to organize that
- The entrance for kayakers keeps being blocked
 - Please put lot number on the kayaks – no stickers needed
 - **ACTION:** Install a no-boat parking sign on the most north slip
- Trash
 - Remember to take your beach trash back home.
 - Also, if you have refuse pick up at your home, please make sure it's in a container
 - Also, Branch Grocery allows you to bring garbage there for a minimal cost
- Volleyball Net
 - **NOTE:** The family who installed the volleyball on the beach needs to move towards the shed and remove it when done using.
- Misc
 - DNR will be executing a controlled burn between Custer and Baldwin on US 10.
 - Grounds keeper will be North... Services

Old Business

- Pavilion calendar on website ONLY.
 - Please email walhallowshore@gmail.com to make a reservation.
- Keep the gate and bathroom door shut and locked.
- No drug use in the common area – reminder it is against the law.
 - Respect other owners.
- Boat Stickers will be used again to monitor boats using the docks.
 - Will be available after the annual meeting and the meet and greet event on May 26.
- Accounting software
 - Some options have been discussed but haven't landed on one.
 - Goal is to have one in place by next fiscal year
- Dogs on leashes
 - The State of Michigan has a dog leash law that Mason County will enforce:

According to Michigan law, which can be found within [Michigan MCL 287.262 \(DOG LAW OF 1919 – Act 339 of 1919\)](#). No dog owner is allowed to have his or her dog stray in public unless leashed properly.

- With the number of young children and dogs around the association, we ask that you keep your dog on a leash.
- Camper Concerns
 - According to the By-Laws Article XII Sec 4 “No more than one watercraft, trailer, recreational vehicle, snowmobile, motorcycle, or the like shall be stored outdoors in the side yards of any lot. For purposes of this section, a watercraft, recreational vehicle, snowmobile, motorcycle, or the like stored on a trailer shall be considered a single unit of personal property.”

New Business

- WSA meet and greet
 - Saturday, May 24 6pm
 - The board will provide hot dogs, brats, buns and condiments
 - Members are asked to bring a dish to pass and their own plates/utensils/napkins
- July 4 celebration
 - Fireworks
 - The privately funded group that organizes the fireworks have applied to Branch Township to be able to shoot off larger fireworks.
 - The WSA does not fund the fireworks
 - Entertainment on July 4
 - A band will be playing on the deck beginning late afternoon
 - Mark Kinney who lives in WSA will be performing with his band
 - This may affect the boat launch area
 - New projects
 - Boat launch black top will be addressed in the future
 - Roads within the association are getting poor.
 - Please contact the Mason County Road Commission and/or Branch Township supervisor.
 - The more people who call in, the quicker it will be elevated.
 - Acknowledged that the ATVs are also tearing up the roads.
 - **ACTION**: Helga will post the Mason County Road Commission telephone number on the WSA website.
 - Repair split-rail fence by beach parking
 - Erosion (beach and at the top of the hill by the bike rack)
 - Eric noted something needs to be done
 - Eric encouraged everyone to look at the erosion by the beach
 - Mark Patterson has met with EGLE
 - The three proposals provided were costly and unattainable

- Additional discussion was held about the narrows being ‘no wake’ by definition

Public Comments

- Julie Bentz asked if WSA is a non-profit and how much is required to be in reserves
 - The board has checked into what HOA balances should be
 - The board is trying to keep in reserves 1.5 times what the budget is.
- The new board members voted in are
 - Paul Koperski (Returning)
 - Paul Bengelink (Returning)
 - Jim Scheuerle (New)
 - **NOTE:** The names that were on the ‘write-in’ line will be contacted as future board openings occur.
- Question raised about reducing board members HOAs to get more volunteers
 - The association hasn’t reduced lot assessments for Board members because it is too difficult to account for.
 - The bylaws do state board members can be paid per meeting; however, that was when the Board met in person. Since the board is meeting virtually, no board members have asked to be paid.

Motion to close Howard VH, second by Cheryl Tomasiewicz

- Closed at 10:37 am

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