



## **Beadle Bay III Property Owners Association Meeting**

**Saturday, June 7, 2025**

### **Meeting Minutes**

- Open Meeting – Establish Quorum
  - Quorum could not be established at beginning of meeting. Proxies were missed this year and will be sent out prior to next year's meeting.
- Introductions – New Members
  - New board members Mary Donnellon and Bill Hitt were introduced to the residents.
- Treasury Update – Mike Tripp
  - Mike provided an update to the group on his treasurer's report as well as the projected budget.
- By Laws Revision (Dues) – Mike Tripp
  - The question was raised by a resident this year on whether or not co-joined lots still need to pay lot dues for both lots even if they are combined for property tax purposes. Mike Tripp provided clarity on this that dues are lot specific, and co-joined lots are charged dues for each lot. Mike also informed the board and residents that he would be making a recommendation to clarify this in the by-laws to make this clearer.



- Steve Mancuso moved to accept. Seconded by Suzi West. This change to the by-laws will be brought to the 2026 annual meeting for approval.
- E-Mail Listing and Communication – Mary Donnellon
  - Mary gave an update on the e-mail listing that the board has been working on to help keep communication current to keep the residents updated. Mary asked everyone to make sure that they provided their updated email addresses prior to leaving the meeting in order to be included on email communication going forward. Mary specifically addressed the recent canal spraying that had occurred. Notices were posted on each lot 24 hours prior, but no other notice was given. Marshall noted that the previous vendor that we were contracted with would send emails notifications prior to the spray taking place. Our new vendor does not provide this service. Mary stated that the board would send out email notifications going forward to alert residents prior to the spray taking place.
- Main Channel Committee Update – Marshall Gettel and John Hennessey
  - John reviewed the Google Map of the main channel with the group and the progress of the dredge project. Dredging had to be shut down from April 30 – June 30 due to EGLE restrictions. The project was pushed back by EGLE as a result of restrictions and delays in permits. This delayed the beginning of the project by at least one month. The crew will be setting up shortly to begin work again on July 1<sup>st</sup>.



- John also updated the residents on the status of the contract obligations. He also provided a timeline of when we can expect to do this again, noting that the channel has not been dredged in 22 years. The next time this happens will probably be in half of that time frame.
  - This will not affect boat traffic. Boaters are encouraged to use caution when moving through the channel.
  - Marshall updated residents with the location of the pipe in the canal and channel.
  - Marshall also informed residents that regular information will be sent out to keep the community updated on the project. He also stated that notifications will be sent out via e-mail and social media when channel markers go in and come out.
- Speed Limit Signs
  - Speed signs have been installed on Point Charities. There is an app that will be used and Bill will administer going forward to track data.
  - The sign has been working and we have noticed reduction in speed. Further discussion was held on areas where residents have noticed higher speeds still occurring, as well as possibly purchasing more signs to be placed in those areas. The board will gather information on purchasing new signs and share with residents via e-mail.
- Open Questions
  - The question was posed to the board on why the crack seal repairs weren't completed when the road was repaved earlier by Saginaw Asphalt. Marshall stated this was due to weather conditions, as it



became too cold to continue with road work. Crack sealing will be taking place next week.

- Several residents voiced concern and frustration over home construction job sites in the HOA that were past the one year time frame for completion of the exterior of the home. Bill has made a listing of issues, and he will be addressing with the board and the township.
  - Placement of “For Sale” signs at the entrance to the HOA was discussed. Mike Tripp designated the road right of way area where these signs are allowed.
  - This will be John and Mike’s last year on the board. We will be looking for volunteers that would like to serve on the board beginning next year. Anyone interested is asked to reach out to a current board member.
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- Meeting was adjourned at 11:30am.

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