



Beadle Bay III Property Owners Association Meeting Minutes

Saturday, June 6, 2026, 10:00 – 11:00 a.m.

Caseville Township Hall, 6767 Main St, Caseville, MI 48725

- **Board Members present**
 - Marshall Gettel, Vice President
 - Bill Hitt, Director
 - Teri Marchant, Secretary (interim)
- **Call to Order and Quorum**
 - Meeting called to order at 10:11 AM by Vice President, Marshall Gettel.
 - 37 owners were present (34 in attendance, 3 by Proxy), 46 required to establish a quorum. Quorum not met, no official actions or votes were taken.
- **Email Listing and Communications**
 - Reminded all present to review email and phone numbers on sign in sheets as well as sign in
 - Primary method for board communication is via email. Encouraged all to provide valid email addresses.
 - Method for communicating updates, etc. is via the association's website. Encouraged all to frequent it and familiarize themselves.
- **New Association Member Introduction – WELCOME!**
 - Steve and Deborah Shaw, 4493 Point Charities
 - Fred & Teresa Nelson, 4425 Point Charities



- **Vacant Board Seats**
 - Marshall Gettel addressed President John Hennessey's absence. John's term has ended and he was not able to attend today.
 - Two board member positions are open for four-year terms each.
 - Marshall introduced Teri Marchant as the interim Secretary until a vote can be taken.
 - Candidate nominations can be submitted through the association's website or to a board member email address.

- **Treasurer's Report:** Marshall Gettel noted the absence of our treasurer, Mary Donnellon, due to a personal matter and briefly reviewed the annual budget.
 - \$6,375.95 surplus.
 - Question raised regarding BBIII front money (\$8,000) for the dredge project and Marshall confirmed all of it was paid back.
 - Question raised regarding the posting of the check register on the website. Will follow up with the treasurer.

- **Director's Report:** Bill Hitt
 - Website management now done in-house providing efficiency and cost savings.
 - Calendar updated frequently and a great source for property owners.
 - Canal spraying details can be found on website.
 - Question raised regarding Savin's method for notifying property owners. In the past, property owners received an email directly from Savin. Currently email sent to VP and forwarded to property owners via email within 24-48 hours. Will follow up with Savin on emailing property owners directly.



- Question raised regarding environmental warnings. Savin email notification of spraying includes this information along with links to their website.
 - Speed limit sign reporting was presented. Statistics show:
 - 15- 25 mph = 80%
 - Average speed is 23 mph with a daily peak speed over 30 mph
 - Sign will be moved to Running Deer clocking motorists exiting.
 - Reporting will be done regularly and posted to the website.
 - Question was raised to include a vote to purchase more speed signs (\$5,000 each). Also adding a camera to catch those going over 25 mph (legal limit). A vote to purchase more speed signs is noted. Marshall will check into purchase of a camera and any legalities.
 - Question raised regarding absence of police presence. It was acknowledged that Huron County police have been observed patrolling.
- **Proposed updates to Bylaws and Covenants & Restrictions:** due to no quorum, the proposed changes were read through by Teri Marchant.
 - Proposed Bylaws Revisions
 - Article IV Officers – Section 8 – Director (Addition)
 - Article V Finances – Section 4 – Collection of Assessments – Item D (Revision)
 - Article V Finances – Section 5 – Asset Preservation Plan – Item E (Revision)
 - Article V Finances – Section 6 – Dues – Item D (Revision)
 - Proposed Covenants and Restrictions Revisions
 - Article IV – Section 1 – User Restrictions – Item 2 (Revision)



- Article VII – Section 1 – Architectural Control – Items 4, 5, and 6 (Addition)
 - Concern raised that Township might hold up building permit extensions. Marshall will look into recourse of action.
 - Concern raised over proposed six months for 'landscaping'. Feels lawn and 'landscaping' should be addressed separately (i.e. lawn within six months, landscaping within a year)
- Article VIII – Section 1 – Residence Structures – Item 12 (Addition)
- Article IX – Section 1 – Accessory Buildings, Structures, and Uses – Item 17 (Revision)
 - Concern expressed regarding proposed changes to C&R to fit board decision on a recent accessory building. The board's due diligence was done based on interpretation of the current C&R. Proposed updates are for further clarification to avoid questions in the future.
 - A proposal was made to consider developing an architectural committee for future building requests.
- **Main Channel Dredge Update** given by Marshall Gettel
 - Dredge company dredged an additional 20,000 cu ft not in the contract at no additional charge.
 - Question raised if original contract with dredge company is on the website. Confirmed that it is under the Main Channel Information tab.
 - Dredged 6 ½ feet
 - Concern raised about accuracy of depth



- Concern raised about the narrow width
 - Concern raised in measuring water level instead of elevation
 - Question raised regarding company used for dredge. A recommendation was made to solicit bids from the tri-state area in the future.
 - Question raised regarding engineering company to formally plan out the dredge. Marshall confirmed this was done.
 - Main Channel Committee purchased (16) buoys, buckets, chains, lights, and channel markers (\$6,000) to manage in-house each year. Buoys were just placed with cement buckets in the main channel. Channel markers were set at estimated 160-175 ft. wide.
 - One property owner complimented on it.
 - Question raised about notifying residents when buoys and channel markers will be set and removed. It will be added to the calendar on the association's website.
 - Marshall proposed consideration of a 5-year maintenance dredge and creating a BBIII fund to save for it. BBI did this and it worked quite well for them. Marshall asked informally by show of hands how many would be interested in pursuing this further and majority did.
- **Open Questions**
 - Question asked regarding easement on Shashoni Pass – tree fell over a fence unto the ground/roadway. Marshall will check into it.
 - Input regarding violations of Bylaws and C&R, collecting fines:
 - one noted collection of fines via placing a lien on the property
 - one noted notify property owner that did ordinances for the township for a while – violation notification via phone call, follow up with a certified letter, notice of fine, take to court, add to taxes



- Proposal raised for future meetings with no quorum to take a vote then give 30 days to those not in attendance to respond. If no response, the votes pass. Will see if Bylaws would allow this.
- **Adjournment**
- Motion made to adjourn meeting at 11:31 AM. Motion seconded. Motion passed.
- The next Annual Meeting is scheduled for June 5th, 2027 at 10:00 AM.
- Minutes submitted by: Teri Marchant, Secretary (interim)

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