

MINUTES  
COBMOOSA SHORES ASSOCIATION BOARD  
April 13, 2024 9:00 a.m.  
Stony Lake Inn, Stony Lake, MI

CALL TO ORDER: Edward Dedic at 9:01 AM

TRUSTEES PRESENT: Tom Boersma, Rich Campbell, Edward Dedic, Dennis McKelley, Tim Pieri, William Raffail, Jack Spoons

TRUSTEES ABSENT: Paul Jordan

OTHERS PRESENT: Bev Cavera, Judy Campbell, Jill Dedic, Tommy Durden (online), Jessica Rieger (online), Ruth Stevens (online), Linda VanSprange (online), Judy Zane, Rick Zane, Sarah Greene, and Annette Campbell

COMMUNICATIONS: Edward Dedic

Nov 12, 2023 - Leyla Kayi - New Build Plans

Nov 16, 2023 - John Aalbregtse - Looking for Plot Map for Lot 210

Dec 7, 2023 - Linda VanSprange - Salt Barrels need to be filled

Dec 19, 2023 - Jaime Picio - Looking for closing papers - wrong association

Dec 27, 2023 - Steve and Martha Bartlett - Dune destruction at Holz property

Jan 17, 2024 - Katherine Fowler - Realtor looking to list property on Huron

Feb 20, 2024 - Leyla Kayi - Updated plans for new home on Chippewa

Apr 4, 2024 - Suzy Polk - Wants to join the History Committee

Apr 7, 2024 - Barbara Bloom - Wants updated playground equipment at Cobmoosa Park

## REPORTS

Officer:

**Secretary:** November Minutes Summary - William Raffail (for Paul Jordan)

A summary of the motions adopted at the November meeting. (Details may be found in the full minutes on the Association's website.)

1. The October minutes were approved as presented and posted.
2. The Board informally agreed that the Treasurer could transfer funds between accounts without a formal motion so long as the funds remain liquid and available.
3. Bob Lieckfield, Ed Dedic, and Ruth Stevens will form a committee to review current policy regarding penalties for past-due membership accounts and report to the Board at the April meeting.
4. The Treasurer's Report was accepted as presented.
5. The Motion to Adjourn was made at 10:45 a.m.

**Treasurer:** Treasurer's Report - Bob Lieckfield

Bob presented a detailed summary of the Association finances. It was moved and supported to accept the financial report.

Committee Reports:

**Roads:** Edward Dedic

Potholes have been maintained over the mild winter as we have had very little snow. The newer dolomite areas are holding up better than the other roads and have proven to be a good solution. Additional spot grading must be done to get roads into shape for spring and will be

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completed over the next few weeks. With the new dolomite areas there is less grading and just filling potholes because the road bed is so hard and the fines from new material are required to keep the potholes from reforming. Potholes can be filled with a bucket at any time from material stored at the four corners area. We prefer to use the dolomite on the new areas and the asphalt millings for the rest of the roadways. More asphalt millings are being ordered for the staging area. Thanks to Bruce Kelly for allowing us to use that area for material staging.

Snow plowing this year was average with about 10 plows. Salt barrels were not used much and may not require to be refilled this year. Some cleanup needs to be done on corners and cul de sacs to reclaim materials from snow plowing.

Scheduled rebuilding this year is East Huron, Parts of North and South Paubawme, East Ottawattamie Trail. Ed also presented a quick overview of the other road plan projects through 2031.

Thanks to Jack Spors for installing a new street sign post at Huron and Paubawme. The post was paid for by Roskam Plowing after breaking it on the first winter plow. Thanks to Bob Van Liew for some grading during the winter months while Ed was traveling. Appreciate everyone who picks up sticks from the roadway as they walk. This keeps our roads clean and neat as well as helps with the grading process. Thanks to Rick Slagter for blowing leaves from the roadways. It really helps with the grading and maintenance of the roads.

**Trees:** Jill Dedic for Paul Jordan Jill reported on the tree committee's March meeting. After considerable discussion, the Committee recommended that the Tree line item in the 24-25 budget be increased to \$6,000. The reason for this is that the Committee has begun surveying the dead and dying hemlocks to prioritize those for removal to protect lives and property. The cost to remove a single large tree can range from \$1,200 to \$2,000 dollars depending upon its situation.

At present, 4 large dead hemlocks have been identified as posing substantial risks of damage and harm. The Committee intends to use the 23-24 funds to remove as many as it can, but anticipates that more will be needed next fiscal year.

**Beach, Park and Entrance:** Tom Boersma and Timothy Pieri Bob asked us to research and discuss mowing options because we paid out \$2,640 to have this done last year. That price seems high. However, based on the few number of companies available to do this, and the fact that mowing begins in May, we recommend continuing with Northern Lawn Care for the same price. We will check around this summer for any potential cost savings. Tim briefly discussed plans for the updates to the North and South accesses. Detailed proposals for the care and further maintenance should be developed for board planning. New parking stickers have been ordered.

**Building:** Rich Campbell New house construction has begun on Chippewa. Plans have been shared via email. New plans are anticipated for the house on Huron, lot 210, by new owner John Bratt. It was moved and seconded to approve the plans for the Chippewa construction. New Cottage plans were also submitted by Curt and Lisa Dekryger for lot 92 on Ottawattamie.

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**Social and Event:** Rich Campbell The Memorial Day coffee will be May 25, at the North access, 10 AM to noon. Volunteers are needed for donuts and coffee. I'll be gone on that weekend. Supplies will be needed, coffee made, donuts ordered. Judy Zane is doing one of the coffee pots, filling the water dispenser and ordering donuts from Woodland Market.

Tom Boersma is gathering tables and also doing the other pot of coffee. Annette Campbell offered assistance with the arrangements. Bob Lieckfield can provide a check for the donuts ahead of pickup.

**Communication:** William Raffall The following has been done since our November board meeting: There were no calendar additions. Four eNewsletters were sent (announcing that the November board minutes were posted on the CSA website, that an HWA seminar series was offered by the OCD, that a new Board Action Summary page has been added to the CSA website, and an announcement of the April Board Mtg with agenda). One Welcome to the eNewsletter was sent to Leyla Kayi. There have been three website updates: (1) the November board minutes were posted; (2) a new page was created to summarize board actions which is accessible from the Communications menu; (3) the April board meeting announcement with agenda was added to News & Notes. The Board Action Summary page and the Board Minutes page link to each other.

**History:** Edward Dedic Still looking for old pictures, articles, events to be scanned for historical purposes. We have received a few old pictures and will be looking for a way to share them with the community. We have a new volunteer joining the committee, Suzy Polk. Welcome Suzy!

**OLD BUSINESS:**

- Deed Restriction Renewal Edward Dedic Deeds were filed ahead of the March Deadline for Cobmoosa Shores, Cobmoosa Shores 1, and Cobmoosa Shores 2 which also included recording for all lots on behalf of the three plats represented. A lot owner from each plat also filed and recorded on behalf of each lot in which they are platted as advised by the lawyer hired to do this deed work. Huge thanks to Ruth Stevens who spent numerous hours researching and preparing documents to present to the lawyers and saving Cobmoosa members additional cost. Also thanks to Tom Stellard, Bob Lieckfield, and Jill Dedic for volunteering to help with the research and paperwork. The fees paid to the attorney for this work were \$5,656 to date.
- Electronic Bill Payments: Bob Lieckfield We are using electronic bill payment already. This was Board approved. We have set up an electronic bill collection. Instructions for members to do electronic payment will be included in the new invoices. Was used by ~5 residents for 2023/2024 dues. It does cost us \$0.50 per transaction. Bob does not think this is significant enough to warrant a "service fee" to the members dues amount.
- Software for Website, Community Engagement Edward Dedic Bob Lieckfield Bob and Ed discussed this approach over many conversations during the winter. Having control and access to inform our community will be an improvement on an as needed basis without communicating and managing through a webmaster. Also having a closed network of members only can provide more detailed information that won't need to be posted to the public CSA Website. Ed showed an example of a website used and

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maintained by the organization. The costs saved from Lyn Richardson, our bookkeeper, and the Webmaster would pay for the service. Ed will prepare a detailed proposal and circulate that for board review before the May board meeting. The board will then vote on this at the May board meeting.

- Resident Signage - Jack Spoons Bob Van Liew Jack stated that Bob has a number of signs that he is willing to post. It was the consensus that we do not need any additional signage; however we do need to maintain our existing signage, replacing rusted and faded signs, etc..

NEW BUSINESS:

- Holz Property Beach Work - EGLE - Hallack Edward Dedic Ron and Ann Holz on North Ottawa Trail hired Hallack Contracting to clean up around their garage and deck from blowing sand. The operator misunderstood the instructions from the Hallack Office and the result was a complete dune removal. Hallack Contracting reported the incident to EGLE on their own and Cobmoosa Shores required them to get a Survey to understand the property lines and what properties were affected. After the Survey it was determined that most of the removed dune was Cobmoosa Park property. With that information Cobmoosa Shores Association filed a complaint with EGLE and requested to have the Dune restored to its original state and replanted with native grasses. Hallack Contracting hired a consultant to do a topographical map to understand exactly the Erosion Hazard Line and depths to be restored. This work is awaiting EGLE approval to proceed. Cobmoosa President Ed Dedic has been in regular contact with Ron and Ann Holz, Hallack Contracting, Consultant, Phil Johnson, and concerned members of the Association. Ron and Ann are mortified that this happened in the first place, have been cooperating as well as working hard to restore the dune to its original state including flying back to Michigan in January to assess the damage and meet with concerned neighbors, Ed Dedic and Hallack Contracting. There was a discussion of the implications of this to the Association as a whole, whether or not the Association should survey the entire Cobmoosa beach/park from north to south, etc.
- 2024-25 Budget Planning - Bob Lieckfield The budget needs to be prepared and approved so that it can be in the hands of the membership at least 30 days in advance of the Annual Meeting in July. Thus it needs to be approved at the May board meeting. Consideration: Do we need a budget item for "legal" so that we can have an attorney on retainer to provide advice and legal opinions as needed?
- Insurance Coverage Bob Lieckfield Do we need \$4M in coverage?

ADJOURNMENT:

The meeting was adjourned at 11:00 AM . Next Meeting: May 11th, 9:00AM @ Stony Lake Inn