



IT IS TIME TO PREPARE FOR ANOTHER SUMMER IN COBMOOSA SHORES

Annual Meeting

The annual meeting will be held Saturday, July 10th at the Benona Township Hall. The meeting will begin at 10 AM. Be sure to arrive early to register.

The Board will be presenting progress reports from each committee, and you will be voting on the following:

1. To Approve or Reject the 2021-2022 Budget *(details follow)*
2. For the Election of Trustees *(details and candidate bios follow)*

We encourage you to attend this meeting; your personalized ballot is enclosed. Please bring your ballot to the meeting. If you cannot attend, please submit your proxy; it is also included with this mailing.

If you vote by proxy, please mail your proxy ballot to:

Cobmoosa Shores Association
PO Box 186
New Era, Michigan, 49446

Proxies must be received no later than Friday, July 9th, 2021.

Annual Dues Payment

You will receive an invoice on or before July 1. Dues are \$175 per year for improved lots, \$65 per year for unimproved lots, and \$32.50 per year for unimproved half-lots. Dues must be paid on or before October 1st. You may pay your dues at the annual meeting or mail them to Lyn Richardson, the CSA accounts receivable clerk, using the following address:

Cobmoosa Shores
c/o Lyn Richardson
11044 Harold Drive
Luna Pier, MI 48157

Checks must be made payable to: Cobmoosa Shores Association. Dues that are in arrears on November 1st will be assessed a \$25 late fee per invoice.

The Official CSA Address

The official CSA address is:

Cobmoosa Shores Association, Inc.
PO BOX 186
New Era, Michigan 49446-0186

This address is to be used only for correspondence to the Board regarding any official business.

Your Current Board of Trustees

Tom Boersma	tom.boersma@cobmoosashores.com	4017 Ottawa Trl	(616) 245-4972
Rich Campbell* (Pres)	rich.campbell@cobmoosashores.com	9356 Erie Trl	(231) 861-7259
Sara Collins (Treas)	sara.collins@cobmoosashores.com	9324 Erie Trl	(231) 861-4905
Ed Dedic	ed.dedic@cobmoosashores.com	9095 Shawbacoung Trl	(231) 527-9503
Rick Emerson (VP, Asst Treas)	rick.emerson@cobmoosashores.com	9316 Erie Trl	(517) 243-2649
Paul Jordan	paul.jordan@cobmoosashores.com	4286 S. Ottawa Trl	(231) 861-2472
Dennis McKelley*	dennis.mckelley@cobmoosashores.com	9414 Erie Trl	(248) 473-1380
Tim Pieri*	timothy.pieri@cobmoosashores.com	9098 W Huron Trl	(616) 240-1672
Bill Rafail*	william.rafaill@cobmoosashores.com	8983 Shawbacoung Trl	(231) 861-5516

* Standing for election this year. See details below "Ballot: Trustee Election"

You may download a detailed trustee roster with complete contact information (address, phone, email, committee assignment) from the Board of Trustees page of the CSA website at <https://www.cobmoosashores.com/board-of-trustees.html>.

Lyn Richardson, the CSA accounts receivable clerk, though she is not a trustee, may also be reached via email at lyn.richardson@cobmoosashores.com

Agenda for the Annual Meeting

1. Call to Order
2. Pledge of Allegiance
3. Minutes from Annual Meeting 2020
4. Treasurer's Report
5. Reports from Committees
6. Open Forum
7. Voting
8. Announce Voting Results
9. Adjournment

Ballot Proposal: Budget 2021 - 2022

Roads	\$24000.00
Trees.....	2400.00
Beach and Parks	3000.00
Insurance	3750.00
Administration	
Accounts Receivable Clerk	1000.00
Communication	2000.00
Postage & Supplies	1000.00
Miscellaneous Administration	725.00
Legal and Professional.....	200.00
Taxes	800.00
Social.....	600.00
Contingencies	4000.00
TOTAL	\$43475.00

Rationale: The budget has been adjusted to reflect the dues increase effective for the 2021-22 budget. Roads increased by \$6,000 to cover ongoing maintenance and improvements. Beach and Parks increased by \$250 to cover any increases for Port-a-johns and beach and park maintenance. Accounts Receivable Clerk increased by \$100. Miscellaneous Administration reduced to \$725. Communications increased to \$2000 to cover the increased cost of Google Workspace (this line item moved from Miscellaneous Administration). Postage and supplies increased by \$200 to cover any additional mailings this year. Legal Budget has been increased by \$125. We have created a contingency line item to cover unforeseen and unexpected items such as we have experienced the last few years.

You may compare the budgets from previous years on the CSA website by selecting "Annual Newsletters" in the Communications menu.

Ballot: Trustee Election

You will find a biographical statement from each trustee candidate at the end of this newsletter.

Special Note for the Board of Trustees Election:

1. There are four (4) persons running for the four (4) open seats. Reminder: Board positions are for a three-year term.
2. Trustees Rich Campbell, Dennis McKelley, and William Raffail are each running for re-election for a new three-year term.
3. Per our By-Laws Trustees appointed to the board to fulfill a term must stand for election at the next Annual Meeting (see the Vacancies section of Article 8). Tim Pieri, who was appointed to fulfill the unexpired term of Tim Huls, is running to serve the remainder of what was Tim Huls' term, that is through 2023.

Proposal Questions?

If you have questions or need clarification concerning any information in this Newsletter, please consider attending the June 12th Board meeting. This meeting will be at 9 AM at the Stony Lake Inn. If you cannot attend this meeting, you may use the Contact Us form on the CSA website at <https://www.cobmoosashores.com/questioncomment-for-the-board.html> to ask questions of any board member.

Casting Your Ballot

Article Five of the By-Laws states that

1. **Trustees** are elected by the membership; spouses owning property each have one vote.
2. **Business Affairs** of the Association, in other words all other business, is conducted on a per lot basis with two votes eligible to be cast from each lot.

Sharing Our Beach—Pack It In, Pack It Out

Summer is here and with summer in Cobmoosa, one's thoughts turn to The Beach. For those that have not been in Cobmoosa recently, the lake levels have receded, and we do have a beach. With that in mind, it is important for members to understand that the Cobmoosa Beach is *for the common use of all members of the Cobmoosa Shores Association, their families, and their guests* (Protective Covenants, Section 9c; see also Article Two of the By-Laws).

It is also important to realize that The Beach is a private park owned by the membership of the Association (CSA). As platted, the beach stretches from the northernmost and southernmost lot boundaries and extends to the lakeshore from the westernmost platted property lines to the mean high-water mark of Lake Michigan. Therefore, The Beach includes not only the flat sandy beach but also the grassy dune between the westernmost property lines of lakeside property owners and the sandy beach (Protective Covenants, Section 9a).

In addition, the CSA also owns the two lots known as the "North Access" and "South Access", as well as the lot across from the North Access ordinarily referred to as the "Cobmoosa Park".

Each of these Common Areas—the Beach Area, the North Access, the South Access, and The Park—are meant for the enjoyment of all members and their guests. Enjoying these Common Areas requires that members and their guests have consideration and respect for each other.

To that end the CSA Board recently (April 10, 2021, board meeting) adopted a *Pack It In, Pack It Out* policy which states that all personal items are to be removed when you leave the beach at the end of the day.

This policy has been incorporated into the board's longstanding statement, *Sharing Our Beach*. You will find the full statement on the CSA website in the *About Us* menu or <http://www.cobmoosashores.com/sharing-our-beach.html>. You are encouraged to review this statement.

Reminder: Oak Wilt Fungicide Injection Program

As you may know, a disease called oak wilt has gained a toehold in Cobmoosa Shores. At present it appears to be confined to the easternmost area bounded by Paubawme, Shawbacoung, and Ottawattamie, but it has the potential to spread throughout the Association. The Board has instituted a program to help property owners protect potentially endangered trees on their property. The Board has purchased the equipment needed to inject fungicide into healthy but threatened trees. Upon request, the Board will loan the equipment to property owners wishing to treat their trees as a prophylactic measure. Property owners will need to purchase the expendable materials and receive training in the use of these materials. Details follow:

Treating four trees that are 2-feet in diameter will require 25 injectors, a (diluted) quart of propicanizole 14:3, and 100 wooden plugs. The total cost to a member would be approximately \$64 for four 2-foot trees.

- Members may borrow the required drill bits and up to 25 fungicide injectors (with a \$20 deposit, and \$300 penalty if the injectors are not returned).
- Members would have to [separately purchase](#) the fungicide (propicanizole 14:3) and wooden plugs. (Plugs are available from [Chemjet](#), and propicanizole can be purchased from a variety of vendors).
- Members would need to supply their own drill, buckets, disinfectant, and hammer.
- Training on the identification of at-risk oak species and in fungicide application will be available.
- Got a Question? Ready to inject your trees? Contact Paul Jordan, Trustee, via the [Contact Form](#) of the CSA website or emailing him at paul.jordan@cobmoosashores.com.

Additional details about this program may be found in the News & Notes section of the CSA Website.

Reminder: Beach Parking

Anyone wishing to park at either the North or South beach access, or The Park must have a parking sticker. This applies to guests as well as members. If you need a parking sticker, please contact any board member by phone, email, or via the Contact Form on the CSA website.

As is our custom, we plan to actively monitor parking at both the North and South Beach accesses over holiday weekends. Any car found without a parking sticker is subject to be towed.

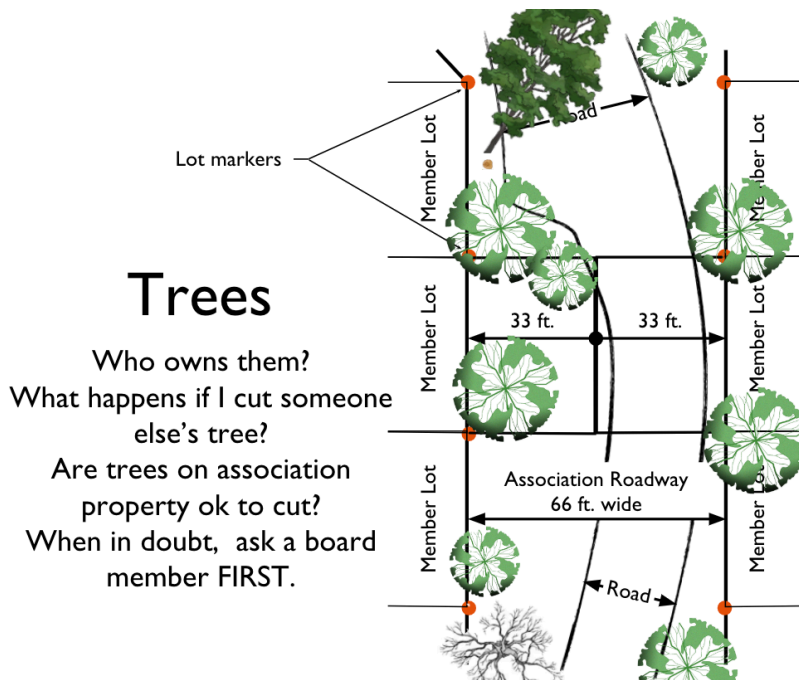
NOTE: New parking stickers were included with this mailing. If you did not receive yours, or if you need an additional sticker, please contact any trustee.

More Reminders ...

- **Speed Limits:** please obey the posted speed limits (15 MPH). Our roads are not motorized bike trails, raceways, nor are they test tracks for dirt bikes, go-carts, ATVs, or snowmobiles.
- **FIRE:** Fire rings are placed on the beach by the Association at both the North and South accesses. You are to use them for beach fires, do not build fires elsewhere. Monitor your fire as embers from beach fires can be carried by the wind resulting in a fire in the dune grass. Douse the fire thoroughly when you leave to ensure that it is out, that there are no hot embers. Be advised that there may be times when the Association will post "No Beach Fires" signs when conditions are such that it is not prudent or wise to have fires on the beach. See the Fire Danger Information link on the Main page of the website for information from the DNR on fire danger. If you have guests at your cottage, please convey to your them information regarding this important issue.
- **Rental Registration:** The Rental Registration Program has been discontinued. A recent legal review found the original conveyance deeds that restrict commercial activity in the association applying to all Cobmoosa platted lots and therefore the rental registration program has been discontinued. Please visit the CSA website at <http://www.cobmoosashores.com/rental-registration-program.html> for further information.
- **Board Meetings:** The Board meets regularly on the 2nd Saturday of the month from April through October at 9 AM until adjournment at the Stony Lake Inn. The board may also meet in November if necessary to conduct Association business. Board meetings are open to the membership. The Board encourages you to attend to listen, to express a concern, or to make a comment.
- **Parking issues:** Parking on the roadways is prohibited. Blocking driveways or parking on other people's property without permission is also prohibited. Any car parked within CSA property must display a valid CSA parking decal.
- **Public Areas:** All property in CSA is owned by someone. Only the Beach, the North and South accesses, and the Park across from the North Access are considered public areas and are for the exclusive use of CSA members and their guests.

- **Trees and the Road Right-of-Way:**

- The Road Right-of-Way is owned by the Association and managed by the Board of Trustees. Anyone wishing to cut or trim trees within the road right-of-way must first receive permission from the Board. Fallen trees that are blocking the road right-of-way would be treated as an emergency exception. Remember to stay away from wires that are down.
- Please ask first before cutting. Contact information for your Board of Trustees is posted on the South Beach Access message board and on the CSA website.
- The graphic below illustrates how the road right-of-way is determined and is a reminder that the road may not follow a property line exactly.



Visit the Cobmoosa Shores Website

This newsletter, a calendar of events, and other information is available at the CSA website at <http://www.cobmoosashores.com>.

You may use the CONTACT US form on the website to make suggestions, ask questions, and offer comments to your Board of Trustees regarding our Association. The data from the contact form is electronically delivered **to each board member**.

Cobmoosa Shores Association eNewsletter

The CSA eNewsletter is an “opt out” communication. It is sent to all members for which we have a valid email address. Since there is not a limit on the number of email addresses, each member of a household may receive his/her own copy. “Opt Out” means that you must elect to NOT receive the eNewsletter.

To “opt out” please visit the Contact Us form on the CSA website at <https://www.cobmoosashores.com/questioncomment-for-the-board.html> and select “Opt-out for the e-Newsletter” from the “Purpose of this contact?” drop-down list.

Information sent via the eNewsletter will, in most cases, also be added to the News & Notes page of the CSA website at <https://www.cobmoosashores.com/news--notes>.

Update Your Contact Information

Do we have your correct mailing address? What lot(s) do you own? Do we have your email address(es)? Phone number(s)?

The Board requests that each member update his/her contact information by using the Contact Us form on the CSA website at <https://www.cobmoosashores.com/update-my-contact-information.html>.

Social Activities

Mark Your Calendars for the following events *(tentative given the COVID19 situation)*:

- ❖ Saturday, May 29, 2021: Memorial Day Weekend Events
 - Coffee/Donuts in the “park” across from the north access at 10 AM
 - Rain? If it is raining, this event may be moved to the Stony Depot (formerly Keehne’s). Signs will be posted at the appropriate time.
- ❖ Saturday, July 3, 2021: 4th of July Parade/Ice Cream Social
 - Parade starts at 10:00 AM at the north access
 - Ice Cream Social follows in the “park” across from the north access
 - Rain date is July 4th
- ❖ Saturday, September 4, 2020: Labor Day Weekend Events
 - Coffee/Donuts in the “park” across from the north access at 10 AM
 - Beach cleanup after coffee/donuts
 - Rain? If it is raining, this event may be moved to the Stony Depot (formerly Keehne’s). Signs will be posted at the appropriate time.

And don’t forget the Book Lending Library at the South Access.

Cobmoosa Shores Apparel

Jill Dedic, who has over 25 years of fashion and buying experience, volunteers her time to provide Cobmoosa Shores Association apparel to the membership. CSA apparel will be available to purchase at the Annual Meeting as well as other membership gatherings such as the Memorial Day and Labor Day weekend coffees. The apparel is provided to the membership at cost, there is no markup.

Please visit the CSA website at <http://www.cobmoosashores.com/csa-apparel--more.html> to see some examples of what is available and to get Jill's contact information. Please note that minimum orders are required which may delay your order until Jill can meet those minimums.

Candidate Bios

BIO FOR RICH CAMPBELL INCUMBENT SEEKING REELECTION TO COBMOOSA SHORES BOARD, 2021-2024

I’ve served on the Cobmoosa Board since 2003 and as president for the past 12 years. We bought our cottage on Erie in 1990 and have seen many changes, including high water in the early 90’s to low water in later years. Judy and I retired here from Grand Rapids in 2004 after we completed our home on Erie Trail. I’ve taken an active approach to “getting things done” in the association and have enjoyed working with other members. Some improvements include beach access walkways and seating, continued road improvements and maintenance, covenant revisions as needed, and more community participation in committees. I enjoy building and have made the bike rack, hilltop viewing bench, enclosures for the beach facilities, and more recently stabilized the North access stairs with other members. The Cobmoosa Board has a rich history of people who have served over the years and helped make this the greatest place on earth.

BIO FOR DENNIS MCKELLEY INCUMBENT SEEKING A COBMOOSA SHORES BOARD SEAT, 2021 – 2024

My wife Sandy and I have been part of Cobmoosa Shores since we purchased our cottage in June of 2005. We live on Erie Trail midway down the road. We remodeled our home over the years to make this our home in retirement. We made this our home in 2015. I’ve helped over the years cleaning up prior to Memorial Day. My wife and grandchildren were the first to start our 4th of July Cobmoosa parade and ice cream social. We have made it a tradition and have led the parade since its beginning 5 years ago. We love it here and I would like to continue to help in any way I can to keep this a great subdivision in west Michigan.

BIO FOR TIM PIERI, INCUMBENT SEEKING COBMOOSA SHORES BOARD SEAT, 2020-2023 (*completion of appointed term*)

We are full time members of the association over the past year. We built our home on Huron in 2016. I am married to Deborah, we have six children and eight grandchildren. I own a Behavioral Health outpatient practice in Grand Rapids. Deborah is retiring from teaching this year. I look forward to aiding the community in the time to come. I am running to continue my position on the board to be a part of the community and support the furtherance of the wonderful community we have found here. I would say we walk the roads every day of the year and we look over our neighborhood.

BIO FOR WILLIAM RAFAILL, INCUMBENT SEEKING REELECTION TO COBMOOSA SHORES BOARD, 2021-2024

I am completing my second term on the Cobmoosa Shores Board of Trustees. My wife and I have enjoyed the Stony Lake area since the 1980s and purchased our cottage on Shawbacoung Trl in 1998. I serve on the Covenants, Tree, and Communication committees. My primary goal as a trustee has been to improve communication between the membership and the board. As chair of the Communications committee, I manage the content of the CSA website and prepare and send the CSA eNewsletter. The Communication Committee is open to new ideas including any suggestions for additional means to improve communication with the membership. I ask that you return me to the Board for a third term so that I can continue this work.