



***IT IS TIME TO PREPARE FOR ANOTHER SUMMER IN COBMOOSA SHORES***

**Annual Meeting**

The annual meeting will be held Saturday, July 9<sup>th</sup> 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 2022-2023 Budget *(details follow)*
2. To Approve or Reject contracting to treat CSA hemlocks *(details follow)*
3. 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 8<sup>th</sup>, 2022.

**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 1<sup>st</sup>. 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 1<sup>st</sup> 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* <i>Beach Committee</i>	tom.boersma@cobmoosashores.com	4017 Ottawa Trl	(616) 245-4972
Rich Campbell <i>President; Building &amp; Road Committees</i>	rich.campbell@cobmoosashores.com	9356 Erie Trl	(231) 861-7259
Sara Collins	sara.collins@cobmoosashores.com	9324 Erie Trl	(231) 730-3304
Ed Dedic <i>Vice President; Building, Communication, History, &amp; Road Committees</i>	ed.dedic@cobmoosashores.com	9095 Shawbacoung Trl	(231) 527-9503
Rick Emerson <i>Treasurer; Park/Entrance and Trees Committees</i>	rick.emerson@cobmoosashores.com	9316 Erie Trl	(517) 243-2649
Paul Jordan* <i>Secretary; Covenants and Trees Committees</i>	paul.jordan@cobmoosashores.com	4286 S. Ottawa Trl	(231) 861-2472
Dennis McKelley <i>Beach Committee</i>	dennis.mckelley@cobmoosashores.com	9414 Erie Trl	(248) 473-1380
Tim Pieri <i>Beach and Park/Entrance Committees</i>	timothy.pieri@cobmoosashores.com	9098 W Huron Trl	(616) 240-1672
William Rafaill <i>Communication and Trees Committees</i>	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](mailto:lyn.richardson@cobmoosashores.com)

**Agenda for the Annual Meeting**

1. Call to Order
2. Pledge of Allegiance
3. Minutes from Annual Meeting 2021
4. Treasurer's Report
5. Reports from Committees
6. Discussion of the proposal to contract to treat the Hemlock trees
7. Open Forum
8. Voting
9. Announce Voting Results
10. Adjournment

**Ballot Proposal: Budget 2022 - 2023**

Roads .....	\$24000.00
Trees.....	2400.00
Beach and Parks .....	3300.00
Insurance .....	3750.00
Administration	
Accounts Receivable Clerk .....	1000.00
Communication .....	2000.00
Postage & Supplies .....	1000.00
Miscellaneous Administration .....	1250.00
Legal and Professional.....	200.00
Taxes .....	800.00
Social.....	600.00
Contingencies .....	4180.00
<b>TOTAL .....</b>	<b>\$44480.00</b>

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

**Ballot: Trustee Election**

There are four persons running for the three open seats on the Board, two incumbents and two members. You will find a biographical statement from each candidate at the end of this newsletter.

**Special Note for the Board of Trustees Election:** Sara Collins, after many years of faithful service to the Cobmoosa Shores Association is retiring from the board. We thank her for her service and wish her well.

**Tree Problems in Cobmoosa**

We are facing an urgent problem regarding the trees in Cobmoosa Shores. With the assistance of Rod Denning (District Forester, Michigan Forestry Assistance Program), Drew Rayner (West Michigan HWA Coordinator, Michigan Department of Natural Resources), and Keely Dunham-Adkins (West Michigan CISMA Coordinator) we have documented the presence of Oak Wilt and Hemlock Woolly Adelgid (HWA) in Cobmoosa.

The Cobmoosa Board of Directors has established a Trees Committee with board members Rick Emerson and Paul Jordan acting as co-chairs. Also serving on this committee are board members Tim Pieri and William Rafail, and association members Jill Dedic, Cheryl Jordan, Janis Morrison, and Ernest Ryan.

For details concerning Tree Problems in Cobmoosa, and what you can do to protect the trees on your property, visit the CSA Website and click on the "Tree Problems" button on the Main page.

**Proposal to Contract for the Treatment of CSA Hemlocks**

Recognizing the critical nature of Hemlock Woolly Adelgid (HWA) with Cobmoosa Shores, the Trees Committee presented the following to the Board for its consideration:

*To seek membership approval for the Cobmoosa Shores Association to contract with the Muskegon Conservation District for the treatment with imidacloprid by injection of the approximately 500 hemlocks on CSA roadway property not previously treated with imidacloprid for an amount less than or equal to \$14,000. This contract is to be paid from the accumulated budget surplus. The benefit of the treatment to address the HWA infestation is anticipated to last for at least 5 years. The treatment is to be completed by November 2022. This expenditure shall be in addition to the budget separately presented to the membership for approval at the annual meeting.*

The full board met at a special, emergency meeting on June 4<sup>th</sup> to consider this motion. It was unanimously passed and is presented to the full membership for consideration at this meeting.

### Rationale for Supporting the Trees Committee Proposal

*Cobmoosa Shores is facing the inescapable problem of an infestation of tiny invasive insects called hemlock wooly adelgids (HWA). These insects first attacked and killed hemlock trees in the eastern US and have now reached us. Left untreated, all infested hemlocks are expected to die within 10 years.*

*Hemlocks make up a significant part of the Cobmoosa Shores plant community. While the trees on members' property are members' responsibility the care of the hemlocks along the CSA roadway are the responsibility of the Board (CSA Bylaws, Art. II, b & c).*

*Over the past several months, Jill Dedic and her volunteers inventoried the larger hemlocks along the CSA roadway. Only trees at least 5 inches in diameter were counted since that is the minimum size required for treatment with injectable insecticide. There are approximately 500 hemlocks of this size on CSA property.*

*The current plan to treat the CSA hemlocks depends on amateurs to administer insecticides to the larger hemlocks over a period of 7 years; however, the HWA infestation is increasing much faster than anticipated, and relatively few trees can be treated each year in this way. We now believe the best approach would be to professionally treat all the large hemlocks this year by injecting the insecticide (imidacloprid) directly into the trees' trunks. This would protect the hemlocks for a minimum of 5-7 years.*

*At the Board's request, Jill Dedic reached out to the Muskegon Conservation District (MCD) to see if they would be open to contracting with the CSA to treat all the large CSA hemlocks this year. She learned that they would be available to treat the 500 CSA hemlocks this year at a price of \$14,000, or about \$28 per tree. If they don't treat the CSA trees this year, they may not be available to help the Association next year because they will be busier. MCD is also available to survey and possibly treat CSA members' trees on an individual basis. Janis Morrison is the contact person for more information regarding this effort. Contact her at (313) 530-8202.*

*The Board urges that the members vote to approve contracting with MCD to treat the Hemlocks on CSA property at a cost not to exceed \$14,000. The treatment would be performed by professionals this coming September or October. This treatment will be effective for at least 5 years, and possibly longer, which amounts to an average cost of \$2,800 per year of protection.*

*Left untreated the hemlocks will die and will have to be removed at a cost of hundreds to thousands of dollars per tree. (One large tree can cost \$1,400 dollars to remove.) The HWA infestation will cost the Association whether the trees are treated or not.*

*While \$14,000 is a great deal of money, the Association has an accumulated budget surplus of over \$36,000 and some of this would be used to pay for this treatment. No special assessment or dues increase would be required.*

### **Questions?**

If you have questions or need clarification concerning any information in this Newsletter, please consider attending the June 11<sup>th</sup> Board meeting. This meeting will be held at 9 AM at the Stony Lake Inn. If you cannot attend this meeting in person, you may do so remotely; visit the CSA calendar for the *Join with Google Meet* link. You may also use the Contact Us form on the CSA website to ask questions of the board or to suggest agenda items. The data from the Contact Us form is sent to the full board.

### **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 who 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. The Beach includes not only the flat sandy areas, but also the grassy dune between the westernmost property lines of lakeside property owners and the sandy beach (Protective Covenants, Section 9a).

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 intended 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.

At the board meeting on April 10, 2021, the CSA Board 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 that statement on the CSA website in the *About Us* menu.

### **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.

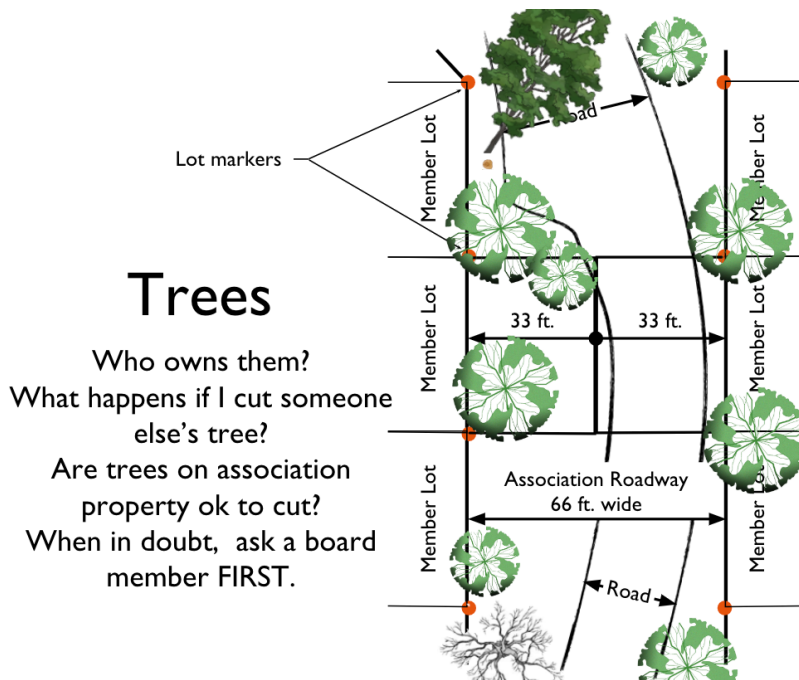
As is our custom, we plan to actively monitor parking at both the North and South Beach accesses over holiday weekends. Any car found without a parking sticker is subject to be towed.

### **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 near 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 inform them about this important issue.
- **Board Meetings:** The Board meets regularly on the 2<sup>nd</sup> 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:

- ❖ Saturday, May 28, 2022: 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 2, 2022: 4<sup>th</sup> 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 3<sup>rd</sup>
- ❖ Saturday, September 3, 2022: 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 TOM BOERSMA INCUMBENT SEEKING REELECTION TO COBMOOSA SHORES BOARD, 2022-2025

I have been coming to this area ever since our family bought a cottage in Driftwood in the 1970s. Our home in Cobmoosa is at the north end of Ottawa Trail and we have owned it since 1999. In our retirement we go back and forth between Cobmoosa and Grand Rapids. When we first bought here, we found the Cobmoosa board to be friendly and helpful. That would be my goal if I was re-elected to a second term. I believe maintaining the roads, beach, and common areas should be the primary focus of the board.

### BIO FOR PAUL JORDAN INCUMBENT SEEKING REELECTION TO COBMOOSA SHORES BOARD, 2022-2025

My working life as a social worker was spent as a child psychotherapist and supervisor with Genesee County Community Mental Health Services and as an instructor, academic program administrator and consultant with Mott Community College in Flint. I have served for many years on several non-profit boards in the past as well as on the Flint School board where we oversaw a budget of over \$200 million. When I was on that board, we never ran a deficit and had administrative stability despite the district's challenges. My wife, Cheryl, and I first came to Cobmoosa Shores as renters in 1997 and eventually built a house here. We treasure Cobmoosa Shores for its beauty, peace, and its friendly ambience. I’ve been on the board for six years, and I am seeking another three-year term—with your help. I am currently the board secretary. My focus on the CSA board is fiscal responsibility, transparency, effectiveness, protecting the interests of the Association, and maintaining a congenial atmosphere so we can all enjoy the benefits of this wonderful place with as little hassle as possible.

### BIO FOR BOB LIECKFIELD, JR., MEMBER, SEEKING ELECTION TO COBMOOSA SHORES BOARD, 2022-2025

I would like to be considered on the ballot for a position on the Cobmoosa Shores Association Board of Trustees. My wife, Baiba, and I are long-time residents of the CSA having built our cottage in 1983. Our property has been in Baiba’s family since 1960, so she has seen how Cobmoosa has grown and prospered over the years. We spent our working years in the Detroit area. Myself in the occupational safety and health field, and Baiba as a RN and Figure Skating coach. We decided to make Cobmoosa our year-round residence with the renovation of our cottage that was finished in January 2021. I have previous experience working on community boards having spent 5+ years as President of the Livingston County Hockey Association in Howell, Michigan, and serving as Director and Secretary/Treasurer of a 700 resident Oak Pointe Community for 10+ years. The current CSA Board has served as excellent stewards for the CSA community. I believe my past Board experiences and my respect for CSA history makes me an asset to the community.

**BIO FOR JACK SPOORS, MEMBER, SEEKING ELECTION TO COBMOOSA SHORES BOARD, 2022-2025**

Greetings, friends, and neighbors! I am Jack Spoors, a permanent, year-round resident of Cobmoosa Shores living at 8966 Ottawattamie Trail. I have been associated with our neighborhood since 1989 when I began coming here with my then, soon to be bride, Susan, whose parents resided on Erie Trail. In fact, it was there I asked her to spend her life with me! My background: During my senior year of college, 1973, I enlisted in the United States Marine Corps and was commissioned in August 1974. After serving our Nation for 7 years, ultimately as a Captain of Marines, I was forced to leave active duty due to physical complications. I am a Viet Nam Era veteran and currently an active member of the American Legion Post 30 in Shelby where I served as Post Adjutant for 5 years. My professional career was centered on Manufacturing Management holding several positions in the company and involved world travel as well as personnel supervision, departmental management, budget management, customer service, and contract negotiations with organized labor. I worked at the same company for 34 years. Susan and I bought our home in 2007 and moved here permanently in 2014 when we retired. This is a decision we have never regretted! Cobmoosa Shores is one of the finest Associations in West Michigan and, after years of enjoying the many benefits of living here, I feel it is time I gave back to the community that has made retirement so enjoyable. It is my desire to see the legacy passed from Susan's parents to our children be strengthened and maintained for our grandchildren. The history and memories created at Cobmoosa are priceless and worth preserving for all future generations of all our members. I ask that you vote to place me on the Board of Trustees to allow me the opportunity to serve you and maintain our legacy.