

Cobmoosa Shores Association Minutes of the 2023 Annual Meeting

July 8, 2023
Benona Township Hall

(Comments and questions by the members in attendance were freely asked and answered during the course of the meeting)

BOARD MEMBERS PRESENT: Tom Boersma, Rich Campbell, Ed Dedic, Rick Emerson, Paul Jordan, Dennis McKelley, Tim Pieri, Bill Rfaill, and Jack Spoons

OTHER ASSOCIATION MEMBERS PRESENT: 47 other Association members also attended.

CALL TO ORDER: 10:00 a.m.

PLEDGE OF ALLEGIANCE: Led by Rich Campbell

INTRODUCTION OF NEW MEMBERS: None

APPROVAL OF THE AGENDA:

Mindy Emerson moved and Judy Zane seconded that the agenda be accepted as posted. The motion passed without dissent.

APPROVAL OF MINUTES FROM THE JULY 9, 2022 ANNUAL MEETING:

The draft minutes of that meeting were posted on the South Access for a month afterwards, and continually available on the website for the past year.

Diane Frazine moved that the Minutes of the 2022 Annual Meeting be accepted as posted with a second from Mark Buczek. The motion passed without dissent.

RECEIVED COMMUNICATIONS: None

RECOGNITION OF THE CONTRIBUTION OF RICK EMERSON:

Rick was the subject of many gracious comments for his contributions to the Association and its Board over the years, and in particular for his work as Treasurer for the past several years. One particularly notable contribution was the improved liability insurance coverage for the Association with a savings of several thousand dollars each year.

TREASURER'S REPORT: (See the presentation for additional detail)

Mindy Emerson gave the report on behalf of Rick, who made supplementary comments.

As of 05/31/2023 the balances in accounts is as follows:

Checking: \$40,113.41
 Money Market: \$11,549.38
 Cash on hand: \$ 24.47

BUDGET STATUS 2022/2023

| Item | Budget | Spent since Last Report | Balance |
|---------------------------|-------------|----------------------------|---------------|
| Roads | \$24,000.00 | \$ 17,397.00 | \$ (8302.43)* |
| Trees | \$ 2,400.00 | \$ 342.67 | \$ 1,445.28 |
| Beach and Parks | \$ 3,300.00 | \$ 1016.08 | \$ (264.08) |
| Insurance | \$ 3,750.00 | \$ 0 | \$ 439.08 |
| Accounts Receivable Clerk | \$ 1,000.00 | \$ 500.00 | \$ 0 |
| Communications | \$ 2,000.00 | \$ 420.80 | \$ 1,426.70 |
| Postage and Supplies | \$ 1,000.00 | \$ 321.39 | \$ 642.61 |
| Miscellaneous Admin | \$ 1,250.00 | \$ 105.59 | \$ 124.01 |
| Legal and Professional | \$ 200.00 | \$ 0 | \$ 200.00 |
| Taxes | \$ 800.00 | \$ 0 | \$ 16.98 |
| Social | \$ 600.00 | \$ 0 | \$ 92.18 |
| Contingencies | \$ 4,180.00 | \$ 0 | \$ 4,180.00 |
| Total | \$44,480.00 | \$ 4,804.05 | \$ 0.33 |

*Deficit covered by reallocation of all balances according to Board resolution June 2023.

Accumulated Surplus: \$21,913.52 (Calculated as statement balances, plus petty cash on hand, plus deposits since statement, plus receivables minus remaining budget minus outstanding checks, and minus dues prepayments).

Note that apparent deficit in roads occurred only after the board authorized at the June meeting spending of remaining unspent funds on road projects. Deficit is shown only to indicate the amount of extra dollars provided for this project.

Note that checks above for ice cream, taxes, and google should be applied to the 2023/24 budget.

The Money Market account balance reflects receipt of \$0.47 in interest since 5/31/2023.

We have received 97% of dues as of 03/29/2023. 9 accounts still have not been paid for 2022/2023. At this point, we have 3 members who owe two years worth of dues. No one owes 3 or more years.

Checkbook balance is reconciled with bank records as of 7/04/2023.

PROPOSED BUDGET FOR 2023/24:

| <u>Item</u> | <u>Budget</u> |
|---------------------------|--------------------|
| Roads | \$24,000.00 |
| Trees | \$ 2,400.00 |
| Beach and Parks | \$ 3,630.00 |
| Insurance | \$ 3,750.00 |
| Administration | |
| Accounts Receivable Clerk | \$ 1,000.00 |
| Communications | \$ 2,000.00 |
| Postage and Supplies | \$ 1,000.00 |
| Miscellaneous Admin | \$ 1,730.00 |
| Legal and Professional | \$ 6,825.00 |
| Taxes | \$ 840.00 |
| Social | \$ 600.00 |
| <u>Contingencies</u> | <u>\$ 3,330.00</u> |
| Total | \$51,105.00 |

Mindy explained the budget, with help from Rick Emerson.

EXPLANATION OF HB 5611 IMPLICATIONS RELEVANT TO THE LEGAL AND PROFESSIONAL LINE ITEM

Ed Dedic explained the proposed increase in the Legal and Professional budget item. Legislation passed in the last few years requires that any restrictions contained within property titles that have not been renewed within 40 years will become void if not renewed by the end of March 2024. It is important for both members and the Association that these restrictions remain in force. The \$6,625 included in the Legal and Professional line item is the maximum estimate of what it might cost to renew these within the CSA. Ruth Stevens, a member and attorney, is reviewing what will be necessary in order to minimize the ultimate cost to the Association. As a result, the final cost should be much less than the budgeted amount.

The \$6,625 was included in the budget rather than as a separate vote by the membership (like last year's MCD hemlock treatment) because there would not be another opportunity to request authorization from the membership if the allocation was not approved, because we face a hard deadline of the end of next March, and because maintaining the restrictions seems vital to the Association and members.

Explanation of the Proposed Amendment to the Bylaws

Background was provided on the rationale for the proposed change. The penalty for non-payment of dues is too low to effectively discourage late or non-payment. The Board needs the flexibility of determining a penalty that is both fair and sufficient to penalize lateness.

Some members thought that without a specific locked-in publicized penalty (as now) there might be doubt that all members were subject to the same penalty. Board members assured them that such a thing had never been and would never be done.

REPORT ON THE HEMLOCK WOOLEY ADELGID INFESTATION: [\(See the presentation posted on the CSA website for additional detail\)](#)

Paul Jordan, Ernie Ryan, Jill Dedic, and Janis Morrison presented information on hemlock wooly

adelgids, an update on the condition of the infestation, a review of last year's treatment efforts, and this year's plans.

REPORTS OF COMMITTEE HEADS: [\(See the presentation posted on the CSA website for additional detail\)](#)

ROADS: Ed Dedic

Ed presented on the plans to spread and compact dolomite this year on north Ottawa Trail.

PROPANE: Rich Campbell

Rich said that Amerigas is currently unwilling to negotiate an annual price for propane. There was discussion about members having received very high bills in some months. Another member explained that the person who reads the meters had been on an extended sick leave so utilization was estimated for some months, so the large bill was probably a 'catch-up' bill.

TREES: Paul Jordan

Paul briefly presented on other tree diseases in Cobmoosa before referring members to the tree information on the website.

BUILDING: Rich Campbell

Completed in 2022-23

- **Felgner** - 9075 Shawbacoung Trl: New Cottage Build - Complete
- **Grady-Lisewski** - 4260 Paubawme - New garage complete
- **Barker** - 4348 Paubawme - New garage complete, started house addition foundation
- **Kayali** - 9415 Apache Trail - Remodel and new deck complete
- **Kelly** - 9223 Chippewa Trl - New Garage – Completed

Buildings In Progress

- **Dedic** - 9095 Shawbacoung Trl: New Cottage Scheduled for completion November - trim and flooring
- **Vander Hoff** - 4355 Ottawa Trl: New Carriage House - No Schedule, rough-in work being done
- **Ogren** - 9002 Chippewa Trl - Cottage Remodel in rough-in stage
- **Ledyard** - 9168 Chippewa Trl - New shed, walls up
- **Pieri** - 9098 Huron Trl - New Garage walls and roof framed and sheeted
- **Wallace** - 4026 Ottawa Trl - Cottage Remodel in progress
- **Barker** - 4348 Paubawme Trl - Cottage Finishing up exterior details
- **Kelly** - 9223 Chippewa Trl - Proposed cottage addition, variance approved

Building Stalled

- **Daily** - lot 313 on Erie Trail. Possible permitting for construction near the top of dune. Owner, builder, EGLE analyst met at the site April 7, 2023. This is a complex situation given the site's dune characteristics and position in relation to the CSA roadway.

BEACH, ENTRANCE AND PARK: Dennis McKelley and Tom Boersma

The beach is as wide as it has ever been. The addition of side boards to the south access has for the most part kept the sand off the stairs. Members are urged to use the shovel provided to remove sand from the stairs whenever needed.

One member brought up the recent report in the media to the effect that the Michigan Department of Environment, Great Lakes, and Energy (EGLE) was going to require that people who put in sandbags during the Great Lakes' high water period would be required to remove them. No communication has been received from EGLE regarding this and, at this time, no action by the Association is contemplated.

COMMUNICATIONS: Bill Raffail ([See the presentation posted on the CSA website for additional detail](#))

Bill reviewed the various ways in which the Board communicates with members, and provided information regarding navigating the website.

MEMBER FORUM:

Nicole Davis: Commercial businesses

Her family has been in Cobmoosa Shores for 50 years. The property next door has now become a rental listed on AirBnB & other sites. The owner never occupies the property and, in fact, lives in California. She notes that a "commercial business" such as this violates the deed restriction prohibiting "commercial businesses". The listed capacity of the rental is 17 people. She is concerned about proliferation of such short-term rentals in the Association. The renters have no ongoing relationship to Cobmoosa Shores, and new tenants continually arrive. They result in excess traffic, noise, and use of the beach, roads, and parking areas.

She was advised that any member has the ability to sue a landlord of a "commercial" short-term rental. With the adoption of the Benona Township rental ordinance, one can also complain to the zoning administrator. The particular rental in question has not registered with the township as required by law, and the zoning administrator will respond when called.

Jerry Parise: Political signs

Jerry urged members to forego putting up political yard signs in the Association. He pointed out that the minds of none of us were changed as the result of such signs before the last election, and that they had the effect of sowing divisions when we ordinarily get along well with each other.

Members were assured that the Association lacked the legal ability to forbid such signs.

Steve Vanderlaan: Speed-prevention barrels

Steve mentioned that he really likes having the speed-prevention barrels. Ed Dedic mentioned that a number of them had been smashed by cars last year. He will be putting more out after the work on north Ottawa Trail has been completed.

Barb Raffail: Invasive plant species

Barb continues to be concerned about invasive plants. She routinely gives out information on them at Memorial & Labor Day coffees, and she has information available to anyone who might want it. Her major concern this year is in regard to [garlic mustard](#). She recommends that people pull it up and put it in a plastic bag, leave the bag sealed on your driveway or sidewalk, let it die, and then throw it away.

The meeting was recessed at 11:50 a.m. to await the counting of the ballots.

Rick Campbell called the meeting back to order at 12:05 p.m.

UNFINISHED BUSINESS:

The ballots were counted by Sandy McKelley, Steve & Martha Bartlett. The vote counts were:

ELECTION OF TRUSTEES

Candidates on the ballot:

| | |
|-----------------------|------------|
| Ed Dedic | 146 |
| Bob Lieckfield | 143 |
| Tim Pieri | 148 |
| Rick Slagter | 21 |

Write-in candidates:

| | |
|--------------------------|----------|
| Tom Spees | 2 |
| Tim Jeltema | 2 |
| Hank VanMastricht | 2 |

The top three vote-getters (Tim Pieri, Ed Dedic, and Bob Lieckfield) were elected.

ADOPTION OF THE BUDGET: RESULTS OF THE VOTE

Yes 301 1/2 No 28

The budget was adopted as presented.

AMENDMENT OF THE BYLAWS: RESULTS OF THE VOTE

Yes 278 No 60

The amendment was adopted as presented.

ADJOURNMENT: 12:15 p.m.

Steve Bartlett moved and Michelle Wallace seconded that the meeting be adjourned. The motion passed without dissent.

The meeting was adjourned at 12:15 p.m.

Respectfully submitted,

Paul Jordan, Secretary