

COBMOOSA SHORES ASSOCIATION

Annual Meeting

July 9, 2016

Benona Township Hall

The meeting was called to order by Rich Campbell, president of the Board at 10:01 a.m.

Members Present: Rich Campbell, Bruce Kelly, Sara Collins, Jan Morrison, Rick Emerson, Bill Raffail, Ed Dedic and Mike Maloney

Members Absent: Jerry Parise

Adoption of the Agenda: Following the Pledge of Allegiance, Paul Jordan moved and Martha Bartlett supported the motion to adopt the agenda. The motion was unanimously accepted.

Minutes of Last Annual Meeting: The president indicated that since the minutes from last year's annual meeting were posted on the website and at the bulletin board by the South access, there was no need to read them at this meeting. Jack Spoons moved to accept the minutes as posted and Lu Voss supported the motion. The minutes were unanimously accepted.

Reports of the Officers

Treasurer's Report: Sara Collins presented the 2015-2016 financial report. The 2015-2016 membership dues received were \$32,393.08. There is 1 property with a lien, 4 properties with a 1-year balance and 1 property overdue for 3 years. Total assets on hand as of June 30, 2016 were \$77,393.49. Sara's report also included a breakdown of where money was spent during the year. Sara introduced Lyn Richardson to the membership. Lyn is the account receivable clerk for CSA. Sara applauded her, as did the membership, for the expert work she gives to our association. Maddy Maloney moved that the treasurer's report be accepted as presented. Jeff Frazine supported the motion. The treasurer's report was unanimously approved. A copy is attached to these minutes. Sara reminded the membership about the importance of updating phone numbers and emails to Lyn or her for any emergency that may occur.

Adoption of the budget: Sara presented the proposed budget of \$31,240.00 for 2016-2017.

Committee Reports

Road Report: Ed Dedic gave a detailed road report. He said that CSA has a 10 year road plan which was required by a CSA audit. The recommendations in the plan are basically for maintenance of the roads. There is no major road construction included, just recommendations and planning for what the association would need to budget and bring to the membership if we were to perform the recommendations. If you want to see the 10 year plan, it will be available on the website soon. The new street sign project is almost complete, we tested a few scenarios, lowered, signs and made some hardware adjustments and based on a 15mph speed the signs are visible in both directions and at night. Landmark and directional signs are next to be put in place. He thanked Jack Spoons for his diligent help in the installation of the signs. The graveled area summer grading cost \$4700.32. A one time heavy dose of brining was done in the spring and a heavy dose allows reactivation when it rains. We have had regular rains, therefore it did not need another application before July 4th. Members were reminded that the speed limit in CSA is 15mph for our safety, reading of signs and the preservation of the roads. CSA hires someone to replenish salt barrels at a cost of approximately \$400.00 per year. Ed discussed private property lines, what CSA owns and lot line easements. It is important that members know and understand what belongs to them, so that they do not encroach on their neighbor's property or have someone encroach on theirs. It is best to be aware of what is yours to head off any problems. He reminded members that they need permission to cut down trees along the road of their property that belongs to CSA. Property owners need to be aware of what trees are on their property, and also let the board know when a tree has fallen. Ed thanked all who pitch in and helped with the roads, trees and general

maintenance of the association, how it is greatly appreciated and makes our community such an awesome place to be.

Beach Report: Mike Maloney thanked all those who have been cleaning up the beach by picking up debris and by raking and burning the torn up beach grass. He asked that everyone keep up the effort throughout the summer. The North access had a section of the permanent stairs removed, because of the rise in water level. They have been stored and replaced with temporary stairs to allow access to the beach until the lake level recedes. Beach fires are not allowed this year at the North access due to the lack of beach there. Beach fires are allowed at the South access, but only in the fire rings for safety concerns and beach preservation. Smokers are asked to not throw cigarette butts on the beach. Please take the butts home after a stay on the beach. Again for the fourth year we hired a security guard to be stationed at the accesses for the 4th of July weekend. The cost was \$333.00 for 3 days. Mike said the guard reported that there were only two incidences of people trying to use our beach who were not from Cobmoosa. This is down from the last two years. Also, the guard was very appreciative of the kindness and snacks offered him throughout his time here. Jack Spoors asked if there would be more fire rings on the beach. Mike said that the Board would discuss the issue at our next future board meeting.

Building Report: Rich Campbell reported on several building projects in CSA. Nothing is happening with the VanderHoff's project on Ottawa. The home construction is in progress at the Piere's on Huron, as well as the garage construction at the Morrison's on Huron. The project at Jasperse's on Tahoe is on hold. Construction at the Dedics on Ottawatamie is also progressing. There are no new projects in the works.

Social and Events: Mike Maloney said the Ice Cream Social after the 4th of July Parade was a total success. He thanked Dennis and Sandy McKelley for their efforts in totally planning and executing the event. He also thanked the ice cream scoopers and Jack Spoors who got the park ready for the event. There will be a Sand Castle Building Contest September 4th, the day of the Labor Day Coffee at the park. Lu Voss and Cherrie McCorriston are co-chairing the event. There are three categories: adult and family, elementary age kids, and high school age kids. Prizes will be gift certificates from Keehne Hardware, Country Dairy, and Lewis Farms. There are more details on the Note and News link on the Cobmoosa Shores website.

Communications - Bill Rifaill introduced the new website to the members. He showed the site and went through all the links. To explore the website more closely go to www.cobmoosashores.com . Bill encouraged folks to especially follow the News & Notes section of the website for announcements, news, and educational materials that will be posted as warranted. In addition, he hopes to begin to send occasional newsletters going to the membership with other news and educational items. Bill thanked the other members of the committee, Ed Dedic and Rick Zane. He also acknowledged the work of Rick Laven, the webmaster for CSA.

Park and Entrance - Rick Emerson reported that the entrance looks good. Plants are thriving. He thanked Jack Spoors for maintaining the entrance. A new sign, **Cobmoosa Park**, will be erected soon at the park.

Unfinished Business

Covenants Committee: Rick Emerson discussed the four areas that the covenants committee has been working on, which are rentals, golf carts, beach, and enforcement. The Board has already provided members with a form for the Rental Registration Program in the spring annual newsletter. The form is to help the Board know what residences are used as rental properties, as well as having contact information if there is a problem or an emergency at a rental property. It also ensures that those renting are aware of the rules of the association that apply to them. Rick explained that the Board accepted the minority report for golf cart use in the association. In short, golf carts are permitted in the association. Drivers must obey all the traffic laws, have lights on the carts for night driving, and be a licensed driver. The board accepted the majority report dealing with the beach. The main changes are: One, a clear definition of the

beach area will be added to the Covenants; Two, beach fires must be in fire rings; and Three, all personal properties must be removed from the beach by a certain date (to be determined). As for the Enforcement issue, the board members agreed that it is too complicated, at present. The board members do not want to be judges, nor do they want to deal with fines and hearings. Enforcement needs more research, and the board unanimously decided not to endorse either the majority or minority report. Wording will be adopted for the rental, golf club and beach areas of the Covenants. Members will be notified of the changes to be voted on before the 2017 Annual Meeting. There will be no language adopted next year on enforcement.

Presentations

Barb Raffail-Native Plants: Barb is a resident who is a botanist specializing in native plants. She presented a PowerPoint presentation on the 3 types of dune grasses which stabilize the dunes that we live on, and which prevent water and wind erosion on the dunes. She spoke about the importance of not mowing along our roadside. This will prevent invasive plant species such as poison ivy from taking over and it will provide shelter and food for animals. Barb will be doing a nature walk for residents in the near future for anyone who would like to learn more about Cobmoosa's natural environment. [\(Since the annual meeting, a date for the nature walk has been established. It will be on Thursday, July 28th @10:00 am. Meet at the South Access.\)](#)

Paul Jordan-Oak Leaf Skeletonizers: Paul explained that leaves on Red Oak trees in Cobmoosa have been dropping off the trees due to an insect called the Oak Leaf Skeletonizer. We find the white tiny cocoons stage of this insect on our cars, on decks, on everything. The insect will injure but not kill the trees, but it is a concern. For more information go to the News and Notes link on the Cobmoosa Shores website.

Member Forum on Issues Relevant to the Association

This portion of the meeting was open to members to make comments from the floor on things discussed during the meeting and concerns not discussed.

New Business

Nomination for Board Positions / Voting for Trustees and 2016-2017 Budget

There were no nominations for Trustee positions from the floor. There were 4 CSA residents running for 3 positions on the CSA Board. The nominees were Paul Jordan and 3 incumbents: Tom Parise, Bruce Kelly and Sara Collins. Members presented their ballots regarding the elections of Trustees as well as approval of the annual budget.

Paul Jordan moved to accept the motion to adjourn the Annual Meeting. George Vandenend supported the motion. The motion was unanimously accepted. The meeting was adjourned at 11:35 a.m.

Respectfully Submitted,

Janis J. Morrison
Secretary