

## COBMOOSA SHORES ASSOCIATION

### Annual Meeting

July 14, 2018

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, Sara Collins, Jan Morrison, Rick Emerson, Bill Rafail, Ed Dedic, Paul Jordan, Jerry Parise and Mike Maloney

**Members Absent:** None

Click here for the [Board Presentation](#) which will give more details to the report summaries below.

**Adoption of the Agenda:** Following the Pledge of Allegiance, Jerry Parise moved and Lu Voss supported the motion to adopt the agenda. The motion was unanimously accepted.

### Reports of the Officers

**Secretary's Report for 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. Bill Rafail moved to accept the minutes as posted and Maddy Maloney supported the motion. The minutes were unanimously accepted.

**Treasurer's Report:** Sara Collins presented the 2017-2018 financial report. The 2017-2018 membership dues received were \$31,101.91. Total assets on hand as of July 1, 2018 were \$56,889.59. Sara's report also included a breakdown of where money was spent during the year. \$12,100.82 has already been received for 2018-2019 membership dues. Jerry Parise moved that the treasurer's report be accepted as presented. Cherry McCorriston supported the motion. The treasurer's report was unanimously approved.

**Adoption of the budget:** Sara presented the proposed budget of \$31,530.00 for 2018-2019.

### Committee Reports

**Road Report:** Ed reported that roads are the largest budget item and that the majority of dollars are spent on erosion control and erosion repairs. [Cobmoosa 10 Year Road Plan](#)

**Gravel sections:** Overall in good shape and the asphalt milling base continues to hold up well. When we apply the brine it not only keeps dust down but it also bonds the milling together. Brine is applied once per year, sometimes twice in very dry years. This year, we enjoy semi-regular precipitation and it activates the brine and keeps dust to a minimum. He reminded the membership about Cobmoosa's speed limit of 15 MPH helps keep the roads in good shape.

**Erosion:** Heavy spring rains and snow melt run-off this year caused some erosion along Ridge Trail and those areas have been addressed with larger stones. Overall our roads are holding up to rains rather effectively. Potholes have been filled by hand this summer so far to keep dust at a minimum.

**Paved Sections:** The repaved sections on Erie and Chippeway are working well moving water and runoff to appropriate locations and no longer pooling water. Apache Trail and Tahoe Trail is in dire need of restoration to ensure they are able to sustain traffic, weather and normal wear and tear for the next twenty years. It has been nearly 20 years since we paved Apache and Tahoe Trail. We will be asking the membership to vote to next year utilize funds saved over the years to resurface Apache Trail and Tahoe Trail to preserve the integrity of the roadbed and structure for another 20 years. These improvements will also help to control watershed.

**Volunteers:** We would like to thank all those who quietly volunteer to sweep, clean and maintain our roads, trees, beach and parks using their precious time here in Cobmoosa. It does not go unnoticed and is appreciated.

**Tree Work in Association:** We continue maintenance on the trees in the association that could potentially cause harm from falling branches and dead trees.

**Timing of Tree Work:** Oaks and other hardwoods are cut and trimmed after Aug 15 each year and treated to prevent disease.

**Road Clearances:** We will be clearing the height and width of the roads in the association to allow for large delivery vehicles and plow trucks to pass in the association. We will only be taking what is necessary to ensure the majestic beauty of our community remains intact.

REMINDER: CUTTING ANY LIVE TREES ON THE ASSOCIATION PROPERTY, YOU NEED BOARD PERMISSION!

### **Hemlock Woolly Adelgid (HWA)**

**Why we care:** These tiny insects secrete white wax as they feed on sap from hemlock shoots and branches. Hemlock woolly adelgid (HWA) feeding can kill needles, shoots and branches. Over time, growth slows as trees become less vigorous and trees may take on a grayish-green appearance. Infested hemlocks, especially large, old trees, are often killed when other stress factors, such as drought, affect trees.

**What is at risk?** More than 100 million mature hemlocks grow in Michigan. Hemlocks provide important habitat and winter cover for many wildlife species.

**The threat:** HWA populations are common in many eastern states, including Pennsylvania. Eggs and very young adelgids can be carried by birds and can be moved on hemlock nursery trees, logs or firewood.

**What could happen in Michigan?** Much of the state's hemlock resource is relatively old and very vulnerable to HWA. If this pest becomes established, most of these trees will be killed.

### **Moving green Hemlock wood and brush in Michigan is illegal.**

**Firewood:** Please do not bring firewood into Cobmoosa unless you know the source also that it is clean and dry. We have our share of disease in the association and do not need to bring in another. We leave all of the trees by the road and are available for members on a first come first serve basis. We are asking that all of the wood stay in Cobmoosa for the use of our members.

**House Numbers:** Ed also showed the house number signs that match our new street signs that are available to members could look like and cost members. These signs would not be paid for by the board, they would be for purchase much like the apparel through Jill Dedic. All signs would be ordered after a quantity of 12 or more have been requested, the funding would be collected in advance, and the board would not be required to front any funds for the project. An [Online Form](#) is available to request your numbered sign and optional family name plaque.

Ed then took questions from the membership:

- Q1: What about renters bringing in firewood from outside Cobmoosa?
  - Response: Hopefully those in Cobmoosa who are renting will add this to information they have for the renters.
- Q2: Will the street name be part of the house signs that residents can purchase?
  - Response: No, just the number.

**Building Report:** Rich Campbell reported on several building projects in CSA. In 2017 there were four new constructions taking place, three homes and one addition. One of those constructions has been completed. In 2018 one more home construction will begin in the fall on Apache.

**Beach Report:** Mike Maloney reported that we have two fire rings at the South access for use. Because if high water we will not have rings this summer at our North access. Please make sure to use the rings for your fires. Ed Dedic added that we built a screen to help clean the charcoal from the fire rings

The extensions at the North access which had to be removed due to the high water level were moved to the South access to extend the stairs. Three sections of risers were moved to the South access at a cost of \$500.00, plus \$300.00 to transfer unusable material to the dump and build a railing system for the lower walkway.

Rich also cautioned everyone not to dig tunnels in high dune, due to the danger of them collapsing on individuals.

Residents are reminded to have their Cobmoosa parking sticker in the front window or dash board of their car and their guest or renter's cars when parking at the beach. Also, golf carts are required to have a parking sticker when parking at the accesses. Trustee Paul Jordan has reminder cards to put on cars that park without the parking stickers. He will have them available for you for the asking.

Diane Frazine questioned having the two parking areas to the south of the South access, saying that when cars park in that area it is hard to drive between and around them. This will be discussed further at the August board meeting.

**Social and Events Report:** Mike Maloney reported that both the Memorial Day Coffee and the Fourth of July Parade and Ice Social were well attended. The next social event will be the Labor Day Coffee and Donut gathering at the Cobmoosa Park on Saturday, September 3rd at 10:00. Mike thanked Dennis and Sandy McKelly for organizing the Ice Cream Social again this year.

Unfortunately, the Sand Castle Contest, which is usually held on Labor Day, is cancelled due lack of beach. However, resident beach clean up will still take place after the Labor Day Coffee.

Mike also reminded everyone to check out the Give a Book - Get a Book Library Box at the South access. It was suggested that more children books would be appreciated.

Residents are reminded to keep kayaks closer to the water and not high on the dunes, to help reduced dune destruction. Also there is poison ivy higher on the dunes as well alongside the South Access deck and walkway.

**Communications Report:** Bill Raffall reported that the Communications Committee includes Ed Dedic and Rick Zane. Its goal is to continually improve the lines of communication between the board of trustees and the membership. With input from trustees and members at large, they work to improve the CSA website, the eNewsletter, and consider other forms of communication that may be suggested. Bill reminded those present that the CSA website may be found at <http://www.cobmoosashores.com>. Those wishing to ask questions or to make comments are encouraged to use the CONTACT US page of the website. The data from this page is sent to all board members. The board member responsible for the issue will respond. Bill then quickly reviewed the website:

On the Main Page of the website the area below WELCOME TO COBMOOSA SHORES ASSOCIATION and above the weather will be used for "bulletins" or alerts to the membership.

Use the ABOUT US Menu to access basic information about the Association, such as contact information for board members, downloading copies of the Covenants and By-Laws, learning about the Rental Registration Programs, information about CSA apparel, etc.

Use the COMMUNICATIONS Menu to access copies of the Annual Newsletters (current and past), copies of the minutes from the Annual Meeting (current and past), copies of the minutes from the monthly Board Meetings (current and past), the Calendar of Events (which can also be accessed from the Main page), the News & Notes page, etc.

Bill pointed out the committee is doing its best to fill the Calendar of Events with not only CSA events but also local area events. He thanked Rick Zane for providing lists of such events.

The News & Notes page will be regularly updated. He described that the main page of News & Notes page will list up to 7 current notes. Once an item is no longer current, it will be archived so that you can "look back" at past items. What is posted? Anything that seems to be of general interest to the membership as well as items sent to Bill by others.

Bill then described the eNewsletter reminding those present that this is an "opt in" service. It will only be sent to those that have elected to receive it. Persons can sign up by visiting the Contact Us page of the website, elect "Opt In for the eNewsletter" from the **Purpose of this contact?** Drop-down list, then complete the form and Submit it. Or those present can use one of the 3 sign-up sheets provided today. In most cases the content of eNewsletters is also posted on the News & Notes section of the CSA website. Exceptions are anything that has a "short life", that is any item that would be over in a few days after posting.

The long-term goal of the committee remains to eventually have all communications sent electronically. Presently there is no timeline for when this will be implemented as there remain a number of issues that need to be addressed before that can happen.

**Rental Report:** Paul Jordan presented on behalf of the Rental Registration Committee. Registrations are up slightly, while the estimated number of rental units has held steady. The focus of the registration effort is not to simply force registration, but rather to inform renters of general expectation for behavior in Cobmoosa. In the past year, there was only one substantial incident reported at a registered rental, and that was quickly resolved with the help of the landlord. As a result, the board altered the rental registration policy to extend the period

of registration for most landlords, assuming that there are no unresolved serious incidents during the period.

There were no questions or comments regarding the report.

**Park and Entrance Report:** Rick Emerson thanked all those who over the past year helped to keep the park and entrance in good shape and thanked Jack Spoor for setting up the shade tent for the ice cream social. R and D Landscaping will be performing routine maintenance at both the park and entrance for the rest of this year. A broken picnic table had to be removed from the park. The board will be discussing whether it will be replaced or not. The cost and how much the table will be used will be taken into consideration. Members are invited to share ideas for the park with any board member.

### **Presentations**

#### **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. Time has been limited to 3 min per issue.

#### **Native Plants**

Bruce & Linda Vanderveen, 9173 Huron Trail, Barb Raffail, 8983 Shawbacoung Trail

Bruce discussed the different kind of dune grasses in Cobmoosa and how to preserve them. Linda discussed the importance of keeping our environment free of invasive plant species as much as possible in order that we can keep or get back the songbirds that inhabited our association.

#### **Light at South Access Beach**

Steve VanderLaan, 4560 Ottawa Trail

Steve would like to have a light on the South access deck to help Cobmoosa people walking at night find the access. The topic was discussed at the meeting. It was agreed by the members that a light would interfere in viewing the night sky and that if someone will be walking at night a flashlight could be used.

#### **Amerigas Tank Safety**

Tim Pieri, Lot 152 Huron/Chippewa

Tim is concerned about the safety of the Amerigas Tank and recent large tree damage. What is being done to remedy the damaged fence? Are there any precautions being taken to address tree damage in the future?

Ed Dedic met with Amerigas representative to review checklist of maintenance items needed for Cobmoosa Shores Central Gas System

Ed has agreement from Amerigas where they will do the following:

Tree Work

- Removal of 3 – 4 diseased Beech trees surrounding gated tank posing hazardous threat to tank and/or fencing.

- Removal of large Red Maple heavily leaning over tank and fence on the outside of most N/E corner of fencing.
- Removal of fallen trees that have caused previous damage to fencing and surrounding premises.
- Remove all wood and brush of trees and debris from site.

Repair fence from tree damage, secure area

Remove leaves and debris from in and around fence.

Replace and improve visibility of pipeline road markers

Re-paint tank

Re-establish annual discounted propane cost for association members

Establish new direct communication channel between Amerigas and Cobmoosa Shores Board

### **Barberry Invasion**

Barb Raffail, 8983 Shawbacoung Trail

Barb showed the group a young Japanese barberry and asked that everyone remove these invasive, non-native shrubs from their properties. Mechanical removal is the best way to eradicate these plants which shade out native vegetation and create a microhabitat encouraging increases in lyme disease-carrying black legged ticks. Bag plants until dry before composting or burn.

### **Monthly Budget Report Access**

Linda Van Sprange, 9299 Erie Trail

Linda's request was for all of the 2017-2018 financial reports because she was a due paying member. Sara Collins explained that a copy is given to members who attend a monthly board meeting as a courtesy. However, the board does not feel comfortable having this information published or sent via email. It was suggested that the board consider this request at the August board meeting.

### **Where should signs be put to announce events, sales, etc.?**

Name: Martha Bartlett, Address: 8975 Shawbacoung Trail

The board will take this under advisement, and agreed to look into this at the next meeting in August.

### **How Long can pod container be left on private property?**

Don Laven, 9141 Ottawattamie Trail.

The board responded that the property has a "pending sale" sign and that the container may also be sold and removed. Container is scheduled to be removed on July 22, 2018.

### **In the minutes, it should be listed as to who voted for or against a proposal.**

Linda Van Sprange, *[address not published by request]*

It was noted that most proposals are discussed thoroughly. The board comes to a consensus and votes tend to be unanimous. If it is not unanimous, the vote tally for and against a proposal is stated in the minutes.

### **New Business**

**Nomination for Board Positions / Voting for Trustees, and 2018-2019 Budget:** There were no nominations for Trustee positions from the floor. There were two incumbent trustees running for reelection: Rich Campbell and Bill Rafail. There are four candidates from the membership running for the open board seats: Dennis McKelly, Diane Frazine, Janet Shultz and Tom Boersma. Members presented their ballots regarding the elections of trustees and the approval of the annual budget.

Rich Campbell thanked Martha Bartlett and Annette Campbell for taking on the responsibility for counting the ballots. He also introduced Lyn Richardson who is the accounts receivable clerk for CSA, and said that she would accept dues from the members.

Jerry Praise moved to adjourn the Annual Meeting. Maddy Maloney supported the motion. The motion was unanimously accepted. The meeting was adjourned at 11:45 a.m.

Respectfully Submitted,

Janis J. Morrison  
Secretary