



Annual Meeting Newsletter June 2017

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

Annual Meeting

The annual meeting will be held Saturday, July 8th at the Benona Township Hall. The meeting, as usual, 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 to

1. Approve or Reject the changes to the Covenants as described in the Spring (April) Newsletter
2. Approve or Reject Road Improvements in Cobmoosa
3. Approve or Reject the Budget
4. Elect Trustees

We encourage you to attend this meeting. If you cannot, please submit your proxy—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 7th, 2017.

Reminder: Dues Payments

You will receive an invoice from:

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

on or before July 1 annually. Dues payments are due on or before October 1st. You may pay your dues at the annual meeting or by mail to Lyn at her Luna Pier address.

The Official CSA Address

The official CSA address is:

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

This address is used only for correspondence to the board regarding official business such as relates to the annual meeting.

Your Current Board of Trustees

Sara Collins	9324 Erie Trl	(231) 861-4905
Rich Campbell	9356 Erie Trl	(231) 861-7259
Ed Dedic*	9095 Shawbacoung Trl	(616) 893-9500
Rick Emerson*	9316 Erie Trl	(231) 861-7513
Paul Jordan	4286 S. Ottawa Trl	(231) 861-2472
Mike Maloney	4304 Ottawa Trl	(616) 690-0961
Jan Morrison*	9002 Huron Trl	(231) 861-7042
Jerry Parise	9131 Huron Trl	(616) 283-3809
Bill Raffail	8983 Shawbacoung Trl	(231) 861-5516

* The terms of Trustees Ed Dedic, Rick Emerson, and Jan Morrison expire this year. All three are running for re-election.

Annual Meeting Agenda

1. Call to Order
2. Pledge of Allegiance
3. Minutes from Annual Meeting 2016
4. Treasurer's Report
5. Reports from Committees
6. Open Forum
7. Voting
8. Announce Voting Results
9. Adjournment

Summary of the Proposed Changes to the Covenants

The Spring Newsletter (April 2017) notes proposed changes to Sections 6 and 9 of the Covenants.

Section 6

Presently Section 6 deals with "Restricted or Prohibited Activities". Section 6(c) presently reads

- (c) Off-Road Vehicles. Off-road vehicles shall not be permitted to operate within the Association

Given that golf carts by definition, and per state law, are considered off road vehicles, the current wording means that the Board's encouragement of the use of golf carts is in violation of the Covenants. The proposed new wording (see ballot) for Section 6(c) simply means that the Covenants will be following current practice. Your Board asks that you vote YES on this proposal. It must be remembered that a NO vote will mean that the use of golf carts will be prohibited within CSA.

Section 9

Presently Section 6 deals with "Beaches" and contains five subsections:

- (a) Access
- (b) Use
- (c) Special Events
- (d) Power Water Sport Vehicles
- (e) Campfires

The proposed new wording (see ballot) for Section 9 expands this section to eight subsections:

- (a) Definition *new, no vote required*
- (b) Access
- (c) Use
- (d) Permanent Structures *new, no vote required*
- (e) Special Events
- (f) Motorized Sport Vehicles *title change, change in wording*
- (g) Campfires *new wording*
- (h) Personal Property *new, no vote required*

Article Two of the By-Laws defines the beach. The new **Subsection (a)** simply inserts that same wording into the covenants. There is no need to vote on this change.

The Association owns the beach, it is common property for the benefit of the membership. The new **Subsection (d)** is a simple statement that makes the Association's existing property rights as defined by law to the beach more prominent. Given that this is no more than a definition of these rights, no vote is required.

The proposed revision in **Subsection (f)** substitutes generic language for brands of water sports vehicles, and makes it clear that golf cart-type vehicles are not permitted on the beach despite their proposed conditional acceptance on the roads. While it could be argued that this proposal is a simple change of definition, the Board agrees that the membership should vote on this proposed change. Your Board asks that you vote YES.

The proposed revision to **Subsection (g)** brings the rules for beach fires up to date with current preferred practice. Again, the argument could be made that this is also a change in definition. However, the Board agrees that the membership should vote on this proposed change. Your Board asks that you vote YES.

The new **Subsection (h)** makes explicit the current preferred practice for personal watercraft on the beach, while adding a requirement that all personal property must be removed by a generous deadline. The language also makes it clear that any personal property left on the beach is always at the owner's risk, and not the responsibility of the Association. These practices make it easier for an increasing number of members to share the beach. As with the new Subsection (d), Subsection (h) is merely a statement of common courtesy to ensure that all members have equal and free access to the Beach. There is no need to vote on this change.

Proposed Road Improvements

Cobmoosa Shores has approximately 4½ miles of roads and about 1 mile is paved. We maintain the gravel areas throughout the year and traditionally only provide repair to the paved areas when they are in dire need. It has been over 20 years since we paved any major section of Cobmoosa. Some of these paved sections are deteriorating and need resurfacing to preserve the integrity and keep the water runoff from eroding the dunes and areas they serve. We are asking the membership to vote to utilize funds saved over the years mainly from cost saving measures to:

1. resurface parts of Erie Trail and the Chippewa Entrance and
2. control water runoff on Ottawa Trail with improvements to control watershed and alignment of the paved areas of Apache Trail to Ottawa Trail.

While we have the funds in our reserve, the amount required exceeds 10% of the roads budget and therefore requires a membership vote to utilize the total amount for this project.

Proposed Budget

COBMOOSA SHORES ASSOCIATION, INC. — PROPOSED BUDGET, 2017 - 2018

Roads	\$20,000.00
Beach and Parks	2,500.00
Insurance	3,600.00
Accounts Receivable Clerk.....	900.00
Communication	900.00
Miscellaneous Administration	1,000.00
Legal and Professional.....	300.00
Taxes	700.00
Contingencies	1,425.00

TOTAL\$31,325.00

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.

Ballot

Please see the enclosed ballot. If you cannot attend the meeting, your proxy must be received no later than Friday, July 7th to be counted.

Beach Parking

Anyone wishing to park at either the North or South beach access 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.

Visit the Cobmoosa Shores Website

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

Reminders, Reminders, 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:** If you rent, please convey to your renters your concern regarding this important issue.
- **Rental Registration:** If you rent, you must register this fact with the Board. 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 10 am until adjournment at the Stony Lake Inn. 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 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.
- **The Beach:** The beach belongs to us all. Please review “Sharing Our Beach” on the CSA website at <http://www.cobmoosashores.com/sharing-our-beach.html> .

Opt In eNewsletter

Be sure to sign up to receive electronic communications from the Board. The eNewsletter will be transmitted whenever there is news or information for the membership.

This eNewsletter will be an “opt in” communication, that is, you must elect to receive it. It will not be sent to you unless you opt in.

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

Information sent via the eNewsletter will also be added to the News & Notes page of the CSA website.

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 takes a moment to update his/her contact information. You may do so by mailing this information to the CSA post office box:

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

Or by using the Contact Us form on the CSA website <http://www.cobmoosashores.com/contact-us.html>. If you use the website be sure to select “Update My Contact Information” from the “Purpose of this contact?” drop-down list. You may use the Comment/Question box to include lot number(s), additional phone numbers, etc.

Social Activities

Mark Your Calendars for the following events:

- ❖ Tuesday, July 4, 2017: 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 5th
- ❖ Saturday, September 2, 2017: Labor Day Weekend Events
 - Coffee/Donuts in the “park” across from the north access
 - Beach cleanup after coffee/donuts
 - Sand Sculpture Contest
 - Judging 3:00 pm
 - Awards 4:00 pm, south access deck
 - Rain date Sunday

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

Cobmoosa Shores Apparel

Cobmoosa Shores Apparel will be available to purchase at the Annual Meeting. Visit the CSA website at <http://www.cobmoosashores.com/csa-apparel--more.html> to see what is available.