

# ACTS of the COBMOOSA SHORES ASSOCIATION

(not including approvals of Minutes, Treasurer's Reports, and other routine matters)

*This collection is maintained by the Association's Secretary to provide Trustees and members with a place to review non-routine actions of the Board and Association. Because the Minutes of some meetings have not been able to be located, this is not a complete collection of the Association's acts. As missing documents are located additional actions will be added to this collection.*

*An updated version will be placed on the Association's website following the November Board meeting.*

## 11/11/23 Board Minutes

"The Board informally agreed that the Treasurer could transfer funds between accounts without a formal motion so long as the funds remain liquid and available."

"Bob Lieckfield, Ed Dedic, and Ruth Stevens will form a committee to review current policy regarding penalties for past-due membership accounts and report to the Board at the April meeting."

**"MOTION: To contract with McShane & Bowie, PLC for the required legal work [to renew the deed restrictions] for a cost not to exceed \$6,250, with the work to be completed by the end of March, 2024.** Motion by Tim Pieri with a second by Rich Campbell. Motion passed without dissent. (Dennis McKelley had momentarily left the room.)"

## 10/14/23 Board Meeting

**MOTION: In order on an ongoing basis to inform the membership of important official acts of the Cobmoosa Shores Association and its Board, the Secretary of the Association shall maintain a collection of non-routine decisions by the Association and its Board and post an updated version of that collection on the Association website at the end of each year.** The motion was made by Paul Jordan with a second by Tim Pieri. It was adopted without dissent.

**MOTION: Any expenditures under \$1,000 only require one signature [on the check or electronic payment authorization].** Moved by Bob Liechfield with a second by Bill Rafail. Voting 'Yes' were Jack Spoor, Paul Jordan, Dennis McKelley, Tim Pieri, Bob Lieckfield, and Bill 17Rafail. Voting 'No' was Ed Dedic. The motion was adopted.

**MOTION: To provide a letter of support to the Oceana County Conservation District for their application to the federal government for approximately \$200,000 to be used for reforestation and a limited amount of treatment for hemlock wooly adelgids in the county.** The motion was made by Paul Jordan with a second from Bill Rafail. The motion passed without dissent

**MOTION: To allocate funds to purchase 1,500 removable parking stickers to be permanently used by Members.** The motion was made by Jack Spoons with a second by Tim Pieri. Jack Spoons, Tim Pieri, Bill Rafail, Rich Campbell, Ed Dedic, Paul Jordan, and Dennis McKelley voted 'Yes'. Bob Lieckfield voted 'No'. (He clarified that this was not because he had a problem with purchasing the stickers.) The motion was adopted.

#### 7/8/2023 Annual Meeting

The following amendment to the Bylaws was approved:

““In any case in which there are unpaid dues and assessments of any member, the treasurer may prepare and cause to be recorded in the Oceana County Register of Deeds a lien against the property of such member for the amount of such unpaid dues and assessments **plus any penalty that shall have been imposed by the Board** ~~interest thereon at seven percent per annum beginning at the due dates~~. A copy of the lien shall be sent to the member. In any case in which there are unpaid dues and assessments of any member, proceedings to enforce such lien or liens may be started. Such proceedings shall be by complaint in the proper Oceana County court and notice of *lis pendens* recorded in the office of the Oceana County Register of Deeds. Procedure for enforcement shall conform to the requirements for the enforcement of judgements by levy of a writ of execution on real estate as set forth in the Michigan revised Judicature Act, as amended. Act 237 of the Public Acts of 1961, Sections 6051 et seq, as amended. The amount of the levy shall include such unpaid dues and assessments, **penalties** ~~interest thereon at seven percent annum beginning at the due dates~~, and the costs of recording the lien or liens and of such levy and writ of execution proceedings including reasonable attorney’s fees.”

The amendment passed by a vote of 278 to 60.

#### 6/3/23 Board Meeting

**“Motion to move up to \$6,625, from accumulated surplus into the 23/24 budget to cover the legal fees to research, verify, and potentially reference each deed to extend the deed restrictions and covenant documents as required under HB 5611.** The motion was made by Tim Pieri with a second by Dennis McKelley. The motion was approved without dissent”.

**“Motion: The 2022/2023 Budget be reconciled by moving the surplus amounts from the Contingency line and surplus amounts from other lines totaling \$7,000 to the Roads line for 22/23 road improvements.** The motion was made by Rick Emerson with a second by Paul Jordan. The motion passed without dissent. “

**“Motion: That we permit Don and Judy Laven’s granddaughter’s wedding on the Cobmoosa beach in September so long as chairs are set up away from the access, removed expeditiously, car traffic is minimized, and there is no barrier to members’ use of the beach.** The motion was made by Paul Jordan and seconded by Rick Emerson. It was approved without dissent.”

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**“Motion: Due to the size of the beach and condition of the stairs, the ‘Pack It in Pack It Out’ policy will be amended this season to permit kayaks and sizable beach paraphernalia to be left on the beach. Such items should be left as far from traffic areas and the water’s edge as practicable. Sailboats and catamarans can still not be left on the beach overnight. Beach users are still strongly encouraged to take their smaller items from the beach when they leave. This policy will be reconsidered each year by the Board and revised if necessary.** The motion was made by Paul Jordan with a second by Bill Rafail. Those voting “Yes” (5) were Tim Pieri, Paul Jordan, Dennis McKelley, Rich Campbell, and Rick Emerson. Those voting “No” (4) were Bill Rafail, Jack Spoons, Ed Dedic, and Tom Boersma. The motion passed.”

#### 4/8/23 Board Meeting

“In any case in which there are unpaid dues and assessments of any member, the treasurer may prepare and cause to be recorded in the Oceana County Register of Deeds a lien against the property of such member for the amount of such unpaid dues and assessments **plus any penalty that shall have been imposed by the Board** ~~interest thereon at seven percent per annum beginning at the due dates~~. A copy of the lien shall be sent to the member. In any case in which there are unpaid dues and assessments of any member, proceedings to enforce such lien or liens may be started. Such proceedings shall be by complaint in the proper Oceana County court and notice of *lis pendens* recorded in the office of the Oceana County Register of Deeds. Procedure for enforcement shall conform to the requirements for the enforcement of judgements by levy of a writ of execution on real estate as set forth in the Michigan revised Judicature Act, as amended. Act 237 of the Public Acts of 1961, Sections 6051 et seq, as amended. The amount of the levy shall include such unpaid dues and assessments, **penalties** ~~interest thereon at seven percent annum beginning at the due dates~~, and the costs of recording the lien or liens and of such levy and writ of execution proceedings including reasonable attorney’s fees.”

**“MOTION: Bill Rafail moved with a second from Jack Spoons to present the proposed amendment to the membership for their approval at the Annual Meeting. The motion passed without dissent.”**

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**“MOTION: Ed Dedic moved with a second from Rick Emerson that the Board enter into an annual contract with Google for the same level of service at the same per account per month rate. The motion passed without dissent.”**

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**“MOTION: Ed Dedic moved with a second from Bill Rafail to upgrade the CSA’s annual subscription (approved in the previous motion) to the greater Google Business Standard at a cost of \$9.60 per account per month over the next three years. The motion passed without dissent.”**

#### 10/8/22 Board Meeting

**“MOTION: That the Board authorize a committee composed of Members and Board Trustees to explore renovation of the park to include a pickle ball court, to explore the relevance and safety of the current equipment, and to bring recommendations to the Board next spring. The motion was approved without dissent.”**

9/10/22 Board Meeting

**“Proposed: Each year volunteers shall be solicited from the general membership to review previous year’s expenditures and financial documents and processes. If less than three members volunteer, the Board President may appoint members to this group until the maximum of 3 is reached. If more than three members volunteer, three members shall be selected by lottery at an open board meeting. The three members will meet with the Treasurer and not more than one additional Board member in committee. The resulting committee will report its findings to the Board and the membership not later than the regular October meeting of the Board. The report shall include either general satisfaction with Board practices and expenditures or will provide specific recommendations for future changes. If any specific inappropriate expenditures or practices are found, they shall be included in the report. If one or more members of the committee has concerns not shared by the majority of the members, she/he/they may add a minority report which shall be included with the general report.**

***MOTION: Tim Pieri moved to approve the above Board policy with a second from Bill Rafail. The motion passed without dissent.*** Since it is too late to form a committee to review last fiscal year’s procedures, a committee will be formed next year to review this current fiscal year.”

8/13/22 Board Meeting

**“MOTION by Rick Emerson with a second from Tim Pieri: *“In the event that property dues become in arrears for 3 years, a lien shall be placed on the property in the amount of all delinquent dues and accumulated late charges and any fees associated with the placement of the lien. In each succeeding year that the account is delinquent, the appropriate additional lien shall be placed on the property to include additional unpaid dues, late charges and associated fees.”*** The motion passed unanimously after discussion.”

7/7/22 Board Meeting

**“MOTION: Dennis McKelley moved with a second from Bill Rafail that the Park & Entrance and the Beach Committees should be merged to be renamed as the Beach, Parks & Entrance Committee. The vote was unanimous.”**

6/4/22 Special Board Meeting

**“MOTION: *“To permit the Cobmoosa Shores Association to contract with the Muskegon Conservation District for the treatment with imidacloprid 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 benefits of this treatment to address the infestation by hemlock wooly adelgids 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.***

**This proposal shall be presented to the membership for vote by proxy or in person at the annual membership meeting to be held on July 9, 2022. If necessary, the board hereby authorizes a special mailing no later than June 9 to all members to convey the proposal and proxy ballots.”**

The motion was made by Paul Jordan with a second from Rick Emerson. After considerable discussion in which all trustees and members present voiced support, the motion passed unanimously. “

#### 5/7/22 Board Meeting

**“MOTION: It was moved by Rich Campbell and seconded by Bill Raffail “That the Treasurer be authorized to pay legitimate expenses regardless of whether or not the line item is or will be in deficit, so long as the total of all deficits is less than or equal to 25% of the Contingencies line. The Board will formally balance the budget at the June Meeting.”** The motion passed unanimously.”

#### 11/13/21 Board Meeting

**“MOTION: Bill Raffail made a motion with support [from] Tim Pieri “that the Board accept the tree treatment plan as currently posted on the website”. It passed unanimously.”** (This plan is detailed [here](#).)

#### 9/11/21 Board Meeting

**“MOTION: The deadline for trustees to submit items for the draft agenda will be the Wednesday before the meeting. The draft agenda will then be shared with the membership. It was moved by Dennis McKelley and seconded by Paul Jordan. The motion passed unanimously.”**

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**“MOTION: The Tree Committee is directed to develop a plan for the control of hemlock wooly adelgid (HWA) on CSA property. The plan should include an estimate of treatment cost, recommendation regarding the means of treatment, a timeline for implementation, and a plan for ongoing treatment (if indicated). The committee should also develop a plan to encourage and assist property owners to assess and treat as necessary the trees on their personal property. These plans should be submitted to the Board at its April 2022 meeting. In addition, the Tree Committee is directed to identify severely infested hemlocks on CSA property that require immediate treatment, and to expend up to \$300 to do so. The motion passed unanimously.”**

#### 4/10/21 Board Meeting

**“MOTION: Because to the best of the Board’s knowledge and belief Section 1d of the Protective Covenants is inconsistent with original deed restrictions against commercial businesses within Cobmoosa Shores, in accordance with Section 10a of its Protective Covenants the Board of the Cobmoosa Shores Association on its own authority hereby deletes Section 1d in its entirety, and renumbers the subsequent subsection. It was moved by Paul Jordan with a second from Tim Pieri, and passed unanimously.”**

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**“MOTION: The Board of the Cobmoosa Shores Association hereby ends its Rental Registration Program, and directs that a letter accompanying a copy of Ms. George’s opinion should be sent to every registrant explaining that it has recently come to the Board’s attention that the original deeds for properties within Cobmoosa Shores contain restrictions to the effect that, “No part of said [Cobmoosa Shores] premises shall be used for commercial or manufacturing purposes”, and that, as a result, the continued of the program is inappropriate. It was moved by Paul Jordan with a second from Tim Pieri. Six trustees voted in favor, and Bill Raffail abstained.”**

**“MOTION: All artifacts that are brought down to the CSA-owned beach area must be removed by the end of each day. Moved by Ed Dedic with support from Bill Raffail, and passed unanimously.”**

#### 11/14/20 Board Meeting

**“Motion “To authorize an expert in homeowner association law to advise the board with regard to both the rights of property owners in the Association and to the extent and nature of the powers of the Board to adopt regulations that may affect existing property rights.” The motion passed unanimously. “**

#### 10/10/20 Board Meeting

**“Motion: to seek legal advice and take appropriate action concerning the need to assure a claim of interest on deeds within the Association, with Rich Campbell or Paul Jordan to take the lead on this.**

The motion was made by Paul Jordan with a second from Rick Emerson. It passed unanimously.”

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**“Motion to refer the proposed amendments [of the Bylaws] to the Board attorney for legal review and report back to the Board. It was moved by Bill Raffail with a second from Tom Boersma.**

The motion passed unanimously.”

#### 8/8/20 Board Meeting

**“Ed Dedic moved “To put a sign at the accesses stating, ‘Please carry out what you carry in’, and to prepare a more extensive policy proposal for member consideration at the 2021 Annual Meeting.” The motion was seconded by Tim Huls, and passed unanimously.”**

#### 7/11/20 Annual Meeting

“Due to the excessive beach erosion at and near the CSA North Access, the Board worked with the Dean and Chien families (owners of the properties on either side of the North Access) to prepare a permit application to the EGLE for a sandbagging project to control erosion along the Dean, CSA North Access, and Chien properties. The permit was approved, and work began on this project in May of this year. See photo and diagram that follow. [Note: these were included in the newsletter.] The cost to the Association for the 35 feet of frontage of the CSA North Access is ~\$9500. The Board, at its April meeting, approved payment of \$3,000 from the

accumulated budget surplus for FY 2019-20 towards the project. Because CSA By-laws prohibit the Board from expending Association funds that exceed any budgeted amount by 10% without membership approval, we could not pay the balance (~\$6500) of the Association's share of this project. In order to move the project along, the Deans and Chiens paid their share as well as the Association's balance. The Board is requesting approval of an expenditure of up to \$7000 from the accumulated budget surplus for FY 2020-21 to reimburse the Deans and the Chiens. “

“President Campbell reported the votes as follows: 353 Yes, 23 No. The proposal was adopted.”

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“Dennis McKelley presented the proposal to raise dues to \$175 per year for improved lots, \$65 per year for unimproved lots, and \$32.50 per unimproved half-lots. The actual proposal language is:”

“It is the duty of the Board not only to examine current expenses, but to also project future expenses. Projecting forward, while some budget items are expected to remain relatively constant, others are expected to increase. The budget items for Roads, Beach, and Trees, which represent the bulk of our budget, are likely to increase substantially. Regarding Roads, we presently rely on volunteer activity for a substantial portion of our road maintenance. Without such volunteer activity we would not be able to afford to maintain the roads today using commercial resources. Regarding Trees, we have experienced an infestation of Oak Wilt and there is no way to know when it might end; yet, it must be controlled to prevent the death of all oak trees in the CSA. In the case of the Beach, rising lake levels has resulted in severe erosion. Lake levels are projected to continue to rise at least for the near future. “ After an exhaustive study examining various budget models and realizing that our authorized expenditures have required us to overspend our income for the last two years, the Board has realized that a dues increase is needed. If approved, the dues increase will take effect FY 2021-2022.”

“Rich Campbell reported the vote as follows: Yes 184, No 95. The proposal was adopted.”

#### 5/9/20 Board Meeting

“Resolution regarding sandbagging:

1. The Board resolves that a sandbagging project be initiated that extends along the Dean, Cobmoosa N. access, and Chien properties.
2. The Board will pay \$3,000 toward the project of an approximate \$9,500 total expense for the 35 feet of frontage of the Cobmoosa property (the North access)..
3. The Board will present to the members at the annual meeting a request to pay the balance of \$6,500 from Cobmoosa funds.
4. That the application to EGLE be approved and submitted to the state as written

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Rich Campbell made a motion for approval of the resolution regarding sandbagging at the North access. Sara Collins seconded the motion. The motion was unanimously approved.”

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“Paul Jordan made a motion for CSA to purchase 25 Chemjet tree injectors at a cost of under \$320 (\$294 plus tax) to be loaned to members who wish to treat their trees. A \$20 deposit will be required to assure the timely return of the injectors. In the event that they are not returned within 30 days, unless other arrangements have been made, a \$300 charge will be added to the member’s dues for the following year. If the injectors are damaged, the member is responsible for any repair costs. The motion was seconded by Ed Dedic. The motion was unanimously approved.”

### 2019 Annual Meeting

“We are asking the membership to vote to utilize funds saved over the years mainly from cost saving measures to:

#### **Resurface parts of Erie Trail, all of Apache Trail and all of Tahoe Trl.**

While we have most of 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 of \$35,000 for this project. (from the Annual Meeting presentation)”

“The resurfacing proposal was adopted by a vote of 244 to 81.” (from the 2019 Annual Meeting minutes)

### 8/10/19 Board Meeting

“After discussion on this matter [i.e., raising the dues], Sara Collins made a proposal to put on the ballot at the next annual meeting to raise membership to \$150.00 for a house on a lot and \$65 for a vacant lot. Bill Rafail seconded the proposal and it was unanimously accepted. If the proposal passes at the 2020 annual meeting, the new dues amount will be collected for the 2020-2021 budget year.”

### 11/17/18 Board Meeting

“It was noted that while the board implemented a new Late fee this year they did not remove the previous 7% late fee from the By-Laws. A proposal to waive the 7% penalty in lieu of the new Late fee was made. Rick Emerson moved and Dennis McKelley seconded and the board unanimously passed the measure.”

### 8/11/18 Board Meeting

“After a discussion, it was decided that CSA would have a Nature Committee. It will be co-chaired by Bill Rafail and Janis Morrison, and includes CSA residents who are interested in working on projects to educate other members on plants and animals residing in the association. It will organize projects to deal with invasive species such as the Barberry plant that is now being removed from the grounds of the association. It will also educate and inform residents of diseases that might be a threat to our trees and plants in our association such as the Oak Wilt. The committee will report to the board for approval on projects and report on their progress.”



## 6/9/18 Board Meeting

“Revised Motion: Instead of charging interest on the overdue balance, a late charge of \$25 per invoice to cover collection expenses shall be assessed on any overdue balances as of Nov 1st of each year. Jerry Parise motioned, Mike Maloney second, Board Approved.”

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“Rental Registration was originally enacted by the board to be an annual event. A motion brought forward by Paul Jordan for a proposal to have rental registration every every three years instead of every year. Motion was amended by Rick Emerson to have new renters register each year as trial period until 3 year cycle begins. Amendment second by Mike Maloney. Main Motion was Second by Jerry Parise.

The final motion’s language was:

‘The following motion is made to delete the current language of section 2 of the resolution on rental registrations adopted on 6/13/15 (and recorded on page 2 of the minutes and to substitute new language as follows:

2 a. Initial rental registration shall be for one year. If no complaints (as in subsection 2d, below) from either other resident/owners or renters have been received by the Board during any one-year registration, the registration shall automatically be renewed for an additional two years.

b. Subsequent registrations may be eligible for renewal for a period of three years if no significant formal timely complaints have been received during the previous year.

c. Complaints shall be discussed with the landlord, preferably at the time of the complaint.

d. The approval of any registration or renewal is subject to the Board’s sole discretion. If significant timely formal complaints have been received during a registration period of any length, the registration shall expire on December 31 of the then-current year. At that time, the registration may be eligible to be renewed for one year as long as the complaints have been resolved to the Board’s satisfaction.

e. With advance notice to the Board, its reduction of a registration period may be appealed at a regularly scheduled or special Board meeting.

f. Landlords must inform the Board of any change in their contact information, the rental’s status, or of any significant change in their standard rental contract.’

Board approved unanimously”

## 5/12/18 Board Meeting

“Jerry moved that the rates of our dues be posted on the website under the “About Us” section. Mike seconded. Motion passed.”

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“Paul moved that “An assessment of \$25.00 per lot to cover collection expenses shall be assessed on overdue balances as of November 1st of each year.” Sarah seconded. Bill

moved that the motion be tabled until next meeting. Sarah seconded. Motion to table was passed.”

#### 10/14/17 Board Meeting

“Google Collaborative Project:

... After much discussion, and input via email from those who could not attend this meeting, a proposal was put forth. Jerry Parise moved that we would only include the board members, Lynne and Jill for a cost of \$550.00 for this coming year as a trial run. Sara Collins second the motion. The motion was unanimously accepted by the Board.”

#### 7/8/2017 Annual Meeting

“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) to control water runoff on Ottawa Trail with improvements to control watershed and alignment of the paved areas of Apache Trail to Ottawa Trail.” (from the 2017 Annual Meeting presentation on Roads)

*NOTE: The results of the vote on the road paving proposal were not documented in the Minutes of the meeting despite the relevant motion that was passed on 4/22/17 to present it at the Annual Meeting.*

#### 7/8/2017 Board Meeting

*NOTE: The actual wording of the proposed Covenants changes were provided on the ballot (which could not be found). These changes were incorporated into the Protective Covenants as amended. This is a description of them from the 2017 Spring newsletter: “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."

"All Covenants proposals passed [at the Annual Meeting]." (NOTE: At this time, numerical results of the votes for trustees and on proposals were not reported in the Minutes of the Annual Meeting, but rather at the immediately following Board meeting. Also, details on these Covenants proposals are not contained in the minutes of the Annual Meeting.)

### 5/13/17 Board Meeting

*Regarding proposed amendments to the Protective Covenants:*

"A motion was made by Jerry Parise that the new sections 9(a), 9(d), 9(h) did not need membership approval. While current sections 9(c), 9(d), 9(e) will require a yes or no vote by the membership. Bill Raffail seconded the motion. The motions was carried by the Board."

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“Paul Jordan made a proposal to establish an ongoing Rental Registration Committee. After discussion of its importance and function, Jerry Parise made motion to create such committee. Bill Rifaill seconded the motion. The motion was carried by the Board. Jerry Parise, Paul Jordan, and Mike Maloney volunteer to be on the committee.”

#### 4/22/2017 Board Meeting

“A motion to Present [Ed Dedic’s] Paving Proposal to Membership Rick 1st, Paul 2nd, Carried”

#### 9/10/2016 Board Meeting

“ It was also decided that the board would offer, via a letter, a payment plan for a property owner who is behind in dues.”

“Bill Rifaill and Paul Jordan, a committee appointed by the Cobmoosa Shores Association board, moved that the proposed revision which includes the amendment to the main motion of Section 6(c) Restricted or Prohibited Activities of the Protective Covenants should be referred to the membership for their approval. After Board discussion the motion was unanimously accepted.”

“Bill and Paul also moved that the revisions of Section 9(d,f,g and h) Beaches should be referred to the membership for their approval. After board discussion and the addition of “by the association” added to 9(g), the motion was approved by the board.”

“Bill made a motion that the definition of the CSA beach stated in Article 2 of the By-Laws also be included in the Covenants section 9(a) Beaches. Section 9(a) is being separated from Section 9 (d,f,g and h) because no membership approval is necessary. Paul seconded the motion. The board unanimously accepted the motion.”

#### 8/13/2016 Board Meeting

“Rick Emerson made a motion to add a new line item named “accumulated budget surplus” on monthly CSA Financial Reports. Jerry Parise seconded the motions. The motion was unanimously approved.”

#### 8/8/15 Board Meeting

“Bill Rifaill made a motion to accept the recommendation of the auditing company that the 2014-2015 budget surplus funds not be rolled into the budget, but be kept in a 2015-2016 contingency fund that can be used as needed if/when there is an “emergency”. Jerry Parise seconded. The motion was unanimously approved.”

#### 7/11/15 Annual Meeting

“Don Laven made a motion to contact the DNR and DEQ to see if we can have a bulldozer flatten the beach dunes to create more beach. There was discussion on the issue, and a vote

taken by the membership as to whether we should do this or not. The count from those who voted was 20 for and 15 against. Don Laven's motion was seconded by Jerry Parise.”

#### 6/13/15 Board Meeting

“Jerry Parise moved and Ed Dedic seconded a motion to adopt a proposal for registration of rental properties at Cobmoosa Shores beginning for the 2016 season. A motion to amend the main motion was made by Rick Emerson and supported by Jerry Parise to remove from the proposal the references to attached exhibits. The motion to amend passed unanimously. The main motion to adopt the registration of rental properties passed with all members voting in favor except for Bruce Kelly and Rich Campbell. The proposal as amended is as follows:

1. Beginning for the season of 2016, the Board of Directors on behalf of the membership will require residents who wish to commercially rent their property to register with the Board. Registration will be required regardless of the number of days or weeks the property is to be rented.
2. Registration must be renewed annually. If formal complaints have been received by the Board from either other resident/owners or renters, they will be discussed with the Rental Owner at the time of renewal.
3. The Rental Owner will provide a blank copy of their rental agreement with the submission of their registration form.
4. The Board will establish a simple recordkeeping system to track registrations and any associated complaints received.
5. The Board will provide a laminated document describing the Protective Covenants relevant to renters and other temporary residents. These are the same rules all residents follow, but will recognize that some rules have no relevance to renters (e.g. – building requirements). These rules will be prominently displayed in each rental unit.
6. All rental agreements will include a copy of these rules and a signature line for the guest to sign that they acknowledge the rules.”

#### 10/11/2014

“Ed Dedic presented the bids on street signage and possible signage for each residence. Rick Emerson moved and Sara Collins supported a motion to move forward with the uniform street signage proposal provided that further work be done on designing an appropriate logo for the Association signs. The motion passed unanimously.”

#### 8/9/14 Board Meeting

“Neil Kimball moved and Mike Maloney seconded a motion to approve the Board providing the initial funds for the purchase of clothing items to be purchased [by Jill Dedic] at cost. The motion was approved unanimously (Ed Dedic abstained from voting).”

### 8/10/2013 Board Meeting

“Bruce Kelly moved and Rick Emerson seconded a motion to move the unused budget to the current budget. The motion passed unanimously”

### 7/13/13 Annual Meeting

“The proposed changes to the covenants were rejected by the membership.”

### 5/11/2013 Board Meeting

“Neil Kimball discussed some proposed language received by Board members for covenant changes and the Board approved the changes.”

(NOTE: The language of the proposed changes has not been located yet.)

### 11/10/12 Board Meeting

“The Board discussed the development of changes to the covenants to clarify certain issues relating to parking, fireworks, golf carts, outdoor boiler furnaces, upkeep of property, the parking of trailers on Association property dedicated for road purposes, and a requirement that a set of Association rules be provided to people renting property. A committee was appointed to develop a draft of proposed changes to the covenants for consideration at the July 2013 annual meeting for possible approval by the members.”

### 8/11/12 Board Meeting

“Sara Collins provided a financial report and asked whether any excess funds from last year’s budget should be rolled over into the contingency fund. Linda Van Sprange moved and Rick Emerson seconded a motion to transfer unspent funds from last year’s budget to the contingency fund.”

“Rich Campbell suggested that a committee be formed to review the Association’s protective covenants and consider making changes that may be appropriate with respect to fireworks (in light of the new state statute), the operation of golf carts by children, whether to permit or prohibit outdoor boiler furnaces, designated parking, junk on property, trailer parking on Association property, and a requirement to provide Association rules to renters. Neil Kimball, Bruce Kelly, Rick Emerson, Linda Van Sprange, and Rich Campbell volunteered to serve on that committee.”

### 6/9/12 Board Meeting

“He [Ed Dedic] also suggested that the Board appoint a member to be in charge of overseeing the park. Linda Van Sprange volunteered and was appointed for that purpose by the Board.”

#### 10/8/11 Board Meeting

“The DeVries’ and the Spoor’s have requested permission to do certain drain work at the intersections next to their properties on Ottawattamie Trail. It was determined that a good solution would be to install perk wells to minimize some of the water pooling at those intersections provided that the DeVries’ and the Spoor’s pay for the installation of those perk wells and maintain them. Permission is granted with the understanding that since those wells are within the road right of way, if the Association determines it is necessary to remove them, then the Association may do so. This action was moved by Sara Collins and seconded by Rick Emerson and passed unanimously.”

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“Don Laven also moved and Mike Maloney seconded a motion to purchase up to \$1,300 in road repair equipment. The motion passed unanimously.”

#### 10/9/10 Board Meeting

“Linda VanSprange has worked on designing a sticker for vehicles parking at the beach accesses. It will be a “cling” sticker that can be placed on windshields and moved from one car to another. It was agreed that the first set of stickers would be for the years 2011 - 2013. The Board approved Linda spending up to \$400 to obtain the necessary stickers for members (3 stickers per owner). The Board also approved the acquisition of signs for the beach access parking that will indicate “Parking by Permit Only – Violators will be towed.”

#### 9/11/2010 Board Minutes

“Paul Jordan presented a written list of suggestions to help members use the beach in a common sense and considerate manner. The Board felt that the suggestions would be helpful and should be provided to members and posted on the website.”

#### 8/14/2010 Board Meeting

“Also, Wendt’s lot at Ottawa and Ridge is currently for sale. It was noted that the playground equipment and certain trees that were planted are encroaching on the Association’s right-of-way. Rich Campbell indicated he will send a letter to the realtor regarding moving the trees and the playground equipment off the right-of-way.”

#### 5/8/2010 Board Meeting

“Lyn Richardson, Accounts Receivable Clerk, will send a final invoice to the seven members who still owe dues for this year accompanied by a letter from the treasurer stating the board’s policy--accounts over \$200.00 are turned over to our lawyer for collection. The letter offers them the option of setting up monthly payments instead.”

#### 5/6/00 “Board Meeting Notes”

“Bruce (Kelly) discussed letting the county be responsible for all building codes and disbanding the building committee. It was decided to continue the building committee to insure minimum standards.”

#### 7/4/1998 Annual Meeting

“Issue 2: Charter renewal for 30 years.

? Bruce Kelly: Asked if existing covenants and by-laws would be in place with charter renewal. He was advised that they would. The issue was approved.”

9/6/1997 Board Meeting Minutes

“We also established the procedure for the collection of back dues. Dues are due October 1st. After 30 days an invoice with accrued interest will be sent to the member. After another 30 days a lien will be filed, another invoice with additional interest and a letter from our lawyer describing the dues, interest, lien fees, and Attorney fees due to CSA. From that point forward collection of all owed fees will be handled by the Attorney and all references to the matter should be addressed to him. All Attorney fees will be paid by delinquent members.”

8/12/1997 Annual Letter to Members

“One of the items that you will find enclosed with this letter (unless you already have yours) are your new Cobmoosa Shores required Parking Permit Stickers. Please affix the sticker(s) to the inside of your vehicle’s windshield. Due to the increase in traffic, especially during the summer months, it was decided that parking permits would assist us in identifying our members. If you ever intend to use your vehicle to access Cobmoosa’s roads, parks, or beach accesses, then your vehicle must have this parking permit sticker displayed on the windshield. Temporary parking permits for your guests (to be hung from the rear view mirror) or additional stickers for your family are available. Contact any member of the board for more information.”

4/12/97 Board Meeting Minutes

“Motion by Art Richardson: Regarding delinquent dues

Part 1: Members who have not paid dues billed October 1 within 30 days will receive a second billing that will include interest charges. If payment is not received in 30 days a lien will be filed and a third billing will be sent that includes the dues amount plus continuing interest and lien fees.

Part 2: After a property owner’s dues have become delinquent for three years and or \$200 their account will be turned over to an attorney for collection.

Seconded by Jerry Parise.

The motion carried unanimously.”

9/21/1996 Board Meeting Minutes

“The Parking Permits (Stickers) will be printed using a sequential numbering scheme and distributed to members in the planned spring mailing along with the rules and regulations for their usage.”

7/20/1996 Annual Meeting minutes

“Ballot:...

Part C: By-Laws

Should the Association adopt the By-Laws revision.

Proposal - Delete paragraphs four and six

...  
*[NOTE: The following was provided in the minutes as presumably the current language in paragraphs four and six]*

4. No special meeting shall be called for the purpose of raising dues or assessments.

6. The corporation, its officers, trustees, employees, and or agenda shall not enter into any agreement requiring the use of borrowed funds for association business.



Ballot Results:...

Part C. By-Laws Revisions:

Yes-----95 ¾

No-----20”

Additional material will be added as it becomes available and as time permits  
The updated collection will be available on the website after the final meeting of each year