

COBMOOSA SHORES ASSOCIATION

Board Meeting

August 11, 2018

Stony Lake Inn

The meeting was called to order at 10:00 am.

Board Members Present: Rich Campbell, Jan Morrison, Sara Collins, Rick Emerson, Ed Dedic, Bill Rafail, Jerry Parise, Dennis McKelley, and Paul Jordan

Board Members Absent: None

Guests: Michael Paling, Steve Bartlett, Tim Jasperse, Jill Dedic, Kathy Parise, Barbara Rafail

Presentation by Michael Paling, Oceana Conservation District Forester, on Oak Wilt

Disease: Mr. Paling explained the disease, how to identify it, and possible ways to treat it. There is a flyer on the bulletin board along with these minutes with more details. If you think you may have a diseased red oak tree, please contact Janis Morrison. Mr. Paling is coming to check several owners trees on Thursday, August 21st at 1:00pm. If you would like to be included on the list to be checked let Janis know.

Reports

Secretary Report: The minutes for the June 9, 2018 and the July 14, 2018 meetings were posted on the bulletin board at the South access and the Cobmoosa website. A correction was made in the July 14, 2018 minutes regarding the misspelling of Dennis McKelley's name. Bill Rafail moved to accept both minutes and the correction. Dennis McKelley seconded the motion. The June and July minutes were accepted by the Board.

Treasury Report: Sara presented the monthly treasurer's report for June and July. Dues collected since the July 14th annual meeting are \$12,333.02. Expenses for the months of June and July respectively were \$9,245.34 and \$3,462.50. Total assets on hand as of August are \$64,362.41 which includes \$43,082.54 from the checking account and \$21,279.87 from the money market accounts. Accumulated budget surplus is included in the assets on hand. Rich Campbell moved to accept the treasury report as presented. Jerry Parise seconded the motion. The treasury report was unanimously accepted.

| | BUDGET | BALANCE |
|------------------------------|--------------------|--------------------|
| ROADS | \$20,000.00 | \$19,930.52 |
| BEACH and PARKS | 2,600.00 | 1,601.86 |
| INSURANCE | 3,600.00 | 3,600.00 |
| ADMINISTRATION | | |
| ACCOUNTS RECEIVABLE CLERK | 900.00 | 825.00 |
| COMMUNICATION | 1,000.00 | 707.00 |
| POSTAGE/SUPPLIES | 1,000.00 | 913.12 |
| MISCELLANEOUS ADMINISTRATION | 1,000.00 | 980.00 |
| LEGAL and PROFESSIONAL | 300.00 | 300.00 |
| TAXES | 700.00 | 700.00 |
| CONTINGENCIES | 430.00 | 430.00 |
| TOTALS | \$31,530.00 | \$29,987.50 |

Road Report: Ed Dedic presented the road condition and plans for upcoming road maintenance. Roads have been in good shape since the last meeting until the heavy rain in the early morning of Aug 9, 2018. Significant erosion was caused by the fast moving and large amounts of water on most of the larger gravel hills in Cobmoosa. Hallack Contracting is scheduled to grade the roads next week (Aug 13-17) at an approximate cost of \$2,200. We may need to add material to the tops of the hills replacing material that has eroded at a cost of approximately \$1,400. The heavy rains have washed away most of the brine that was applied in late May and we will need to reapply after the grading at a cost of approximately \$1,980.

Ed also presented the plan for tree maintenance along the roads. Dead trees and limbs have been cut over the summer except for Red Oak. The red oaks will be cut after Aug 15 due to the potential for Oak Wilt disease. As presented at the Annual Meeting, the trees will also be trimmed back and up to allow for delivery and plow trucks to pass without damage.

Ed reminded the board about an administrative decision a few years back to not mow the road sides and allow the growth of natural dune grasses and milkweed for the Monarch Butterfly. Our Protective Covenants state: *Section 3b: Right-of-Way: Owners are required to keep brush or overgrowth cut back on the right-of-way in front of their property.* We also remind the membership in the 10 year road plan and at each annual meeting to maintain the Cobmoosa property between their property and the roadway in accordance with the decor of their property; however, live trees still require permission from the board to cut or remove. This does not extend beyond any area that does not connect to a member's property. Where this policy and direction has been ignored, members have been notified and asked to stop. No one should be improving or changing the landscape between the road and the property line of others without explicit consent of the owner.

Beach Report: Rich has contacted a beachfront owner about removing a picnic table and deck box placed on Cobmoosa property near the water.

Building Report: Rich has received contacts from various people interested in building in Cobmoosa including the “wall” property on Apache. Another contact was made about an addition to an existing house. At this time no construction plans have been submitted.

Committees

Park & Entrance: Rick reported that he has had no feedback concerning members desires for the park. Therefore he suggests that the board take no action to replace the picnic table that was broken at the Memorial Day coffee. There are no other issues that we are aware of concerning park or entrance.

Social & Event: Rich Campbell announced that the next social event will be the Labor Day Coffee (and donuts) on Monday, September 1st, 10:00 at the Cobmoosa Park and after there will be a beach clean up. Please bring a plastic bag and join us. The more we get to volunteer, the quicker the clean up takes and also the more thorough it is. More eyes helps.

Communication: Bill presented the monthly Communication report. The election results were posted within a day after the annual meeting with a link in the “bulletin” area of the Main page. That link remains but will be removed shortly. The Trustee page of the website was updated accordingly and a statement at the top of the page was added “Each trustee has an email address as follows: firstname.lastname@cobmoosashores.com.” The board roster with complete contact information for each trustee was updated. A link at the bottom of board page allows a web visitor to download that list. The committee page was also updated. The minutes for the Annual Meeting and the board organizational meeting that followed were posted as soon as they were available. There have been a number of eNewsletters sent and the News & Notes page updated accordingly. On the News & Notes page when an item is removed from the Main page, it remains archived in News & Notes and is accessible by the links in the right sidebar. For the Contact Us page, remember that the data from the form is sent to each Trustee. However, due to the way that Weebly handles this, when you reply to a contact form the reply only goes to the sender. You cannot REPLY ALL to send a response to each board member. So when you handle a request, you should let the rest of the board know what you have done. To do this BCC the board of trustees with your reply to the contact. Rick Laven now sends a monthly invoice for his work to both Sara and I.

Rental: Nothing new to report.

Old Business

From 2018 Annual Board Meeting:

Adding Firewood Ban to rental information sheet - Ed Dedic

Statement to be added to rental sheets: In Cobmoosa, we follow the State of Michigan Guidelines for Firewood: Buy It Where You Burn It

"Buy firewood when you reach your destination and burn it all on site"

[Firewood Fact Sheet \(Color\)](#)

It is legal to sell firewood in Michigan, however it is illegal to transport hardwood firewood in violation of the MDARD Quarantine. To protect against further spread of the Emerald Ash Borer, as well as other forest pests such as Oak Wilt and

Beech Bark disease, MDARD does not recommend that anyone move firewood out of their county. Purchase firewood local to the area where you will be using it.

In Cobmoosa, we leave the wood we cut along the roadway for members to use within the association on first come, first serve basis.

Amerigas Update - Ed Dedic

Tree Work - to include:

- 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.

Amerigas will be reaching out to get Cobmoosa provided company with quote set up as vendor. Amerigas will be paying for this directly.

Fence Repair: Repair fence from tree damage, secure area - *Amerigas has secured area and now expects to have fence repaired before snow this year*

Leaves and Debris: Remove leaves and debris from in and around fence.

Amerigas completed July 27, 2018

Pipeline Road Markers: Replace and improve visibility of pipeline road markers – *Amerigas will be working on in fall 2018*

Re-paint tank – *Amerigas target is Summer of 2019 after trees are taken care of this fall*

Annual Price Lock: Re-establish annual discounted propane cost for association members – *With Amerigas management now, will meet by the end of August to establish coming heating season pricing*

Ongoing Communication: Establish new direct communication channel between Amerigas and Cobmoosa Shores Board – *Ed Dedic is official point of contact for Cobmoosa Shores, Chad Krouse is contact for Amerigas and can be available if needed to attend a board meeting*

South Access Parking Areas Discussion from Diane Frazine

Jerry and Ed walked the South Access parking area. They determined three new signs would solve potential parking congestion at the South Ottawa Trail stop sign area. A “No parking beyond this point” sign on the back of the South Ottawa Trail stop sign. A “No Parking this side” sign after last mailbox before stop sign on South Ottawa Trail. And a “No parking beyond this point” sign on Ridge Trail before the first driveway from the intersection. It was also determined cleaning up the vegetation at the curve to better define the parallel parking area would improve usage. Our Protective Covenants state: *Section 8. Parking a) Roads: Parking is prohibited on the road surfaces within the Association. b) Beach*

Access Parking: No overnight parking or recreational vehicle parking is permitted at the beach accesses.

Monthly Budget Report Access from Linda VanSprange

Sara Collins and Linda Van Sprange, corresponded after the annual meeting. Linda was able to review and receive copies of the budget reports she requested.

Sign location for announcing events, sales, etc from Martha Bartlett

It was clarified from the Cobmoosa bylaws that members of the Cobmoosa can post their personal events, sales, or political signs on their property only and not on Cobmoosa property. The Protective Covenants read: *Section 4 b) For Sale Signs: Real estate "for sale" signs may be placed only on the property which is for sale. Such signs may not be posted at the main entrance, at intersections within the Association, or at other common areas. Real estate "open house" signs may be posted at the front entrance on the day of the open house only. No other signs may be posted within the Association except by the Board.*

Pod container time frame limits on private property from Don Laven

We shall enforce a reasonable length of time of a POD or Shipping Container placement for unloading and use Protective Covenant Section 2 b and 2 g if and when POD or Shipping Container becomes storage building. Our Protective Covenants state: *Construction: Section 2: b) Garage: Any garage erected or maintained must conform in appearance and construction to the residence on such lot. g) Appearance: No unsightly storage buildings, trash containers, unlicensed cars, or material shall be placed on any lot.*

New Business

New Bulletin Board At Accesses: It was agreed that the bulletin board at the South access needs to be replaced. Dennis McKelley and Rick Emerson are going to research the design, size, materials, and cost of building a new bulletin board. Parts have already been purchased for any size or design. Ed proposed the CSA Board design and build it together based on Dennis and Rick's research. A build date to be determined.

How to Report Election Results in 2019: After discussion, the consensus was that the annual meeting will not be officially adjourned until the election results have been tallied and announced. The membership will be given the option to remain for the results, or leave and learn of the results from the posting on the South Access bulletin board and on the website.

Formation of a Nature Committee: 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.

Discussion as to What Should Be in Treasurer's Report: The board decided that the bottom of the budget report, where it shows the budget allocations for the year and the balance of each allocations for the year, will be added to the minutes in the treasury report.

Burning the uprooted Invasive barberry plants

Ed reported that the invasive Barberry plants that have been pulled and according to Oceana Conservation district, need to be burned. Due to dry conditions, a burning permit could not be obtained from the Hart Fire Department, the burning of the pulled Barberry plant will be postponed.

Parking sticker "tickets", warning notes over usage

Parking tickets or warnings at South Beach Access parking have been overused and significant checking is not happening before applying a "ticket" to windshield. Please notify those who have these parking tickets and make sure this does not become a harassment issue. Numerous complaints and Ed has found tickets on cars that had sticker in the window.

The meeting was adjourned at 12:00 pm.

The next meeting will be at the Stony Lake Inn, September 8th at 10:00 am.

Respectfully submitted,

Secretary
Janis Morrison

