

COBMOOSA SHORES ASSOCIATION BOARD MINUTES

August 12, 2017
The Stony Lake Inn

The meeting was called to order at 10:02 a.m.

Members Present: Ed Dedic, Jerry Parise, Paul Jordan, Sara Collins, Mike Maloney, Bill Raffail, Jan Morrison, Rich Campbell, Rick Emerson

Members Absent: None

Guests: Jon Virgilio, Conor Edgar

Reports

Secretary's Report: The minutes for the July 8, 2017 were posted on the bulletin board at the South access and on the Cobmoosa website. Rick Emerson moved to accept the minutes. Bill Raffail seconded. The July minutes were accepted by the Board.

Treasurer's Report - Sara Collins presented the treasurer's report. Dues collected since 6.27.17 are \$17,789.41. The total assets on hand as of August 12, 2017 were \$97,543.85, which includes \$39,291.02 from the checking account and \$58,252.83 from the money market account. Jerry Parise made a motion to allow up to \$250 to Sara Collins for treasury expenses. Mike Maloney second the motion. The motion was approved by the Board. The \$35,000 that the membership voted to use to repair the roads will be added to the budget under an additional line item labeled "Member Approved Road Project". Jerry Parise motioned to accept the treasurer's report. Mike Maloney seconded. The treasurer's report was approved by the Board.

Road Report -Gravel Roads are in good shape. Ed Dedic filled potholes and graded washout areas after the heavy rains. Additional millings and stones for steep grade runoff applications are being delivered to the center area to fill additional potholes and repair washout areas along Ridge Trail. Ed Dedic is working with Hallack Contracting to provide additional millings for the hilltops where the millings are thin due to heavy rains and erosion. This happens each year and we replenish the hilltops. Each year this becomes less and less of an issue as the millings hold together better over time. As some residents have noted, sometime we will see larger rocks surfacing in these areas. These rocks are coming up to the surface due to frost. The frost heaves the rocks up each year and is a natural process.

Paved Roads are holding in most areas. East Erie Trail continues to erode with the heavy rains. This area will be taken care of with the paving to be done later this year. Apache Trail maintenance was done again this year by CSA member and volunteer Hank VanMastrigt. Road sides were shoveled to clear sand, cracks were filled and surfaces sealed in most areas. Hank was reimbursed for materials and mileage to pick up supplies.

Three companies were contacted for bids. Two companies submitted a joint bid, the third its own bid. After doing final walk through with the companies, there was a misunderstanding about the Chippewa Front Entrance. We had asked for the front entrance to be paved complete with aprons and spillways added. The companies only quoted aprons and spillways on Chippewa for estimates that we based the \$35,000 budget on. We have asked each company to quote additional work to completely pave the front entrance and bids have been provided. Rick Emerson motioned to approve the low bid of \$1,820 for the additional work on Chippewa and to be taken from the road budget. Sara Collins seconded the motion. The total of the lowest bid of \$36,820.00 (\$35,000 from approved membership amount and \$1,820 from 2017-18 roads budget) was approved by the Board with 8 yea and 1 nay was approved by the board. We have 12 members interested in driveway paving when work in Cobmoosa commences.

Follow up from Annual Meeting Roads Questions:

John Morrison, Huron Trl asked if the Cobmoosa address signs that may be available for purchase would be accepted by county emergency agents such as police and EMS.

Ed Dedic: The signs would be in accordance with [911 Address Standards](#) in size and also we would recommended placement to the homeowner.

Mike McCorrison, Huron Trl suggested that we get a professional to assess our road conditions to ensure proper maintenance is done.

Ed Dedic: We investigated options for this type of service from area professionals and consensus was having a road study on Cobmoosa roads would be a gross misappropriation of funding as it would likely cost more than we spend on roads in one year for the study alone; further it would not yield a different result than what we are doing today. In addition, the [Cobmoosa 10 Year Road Plan](#) was done in 2015 and is based on research and study related to our roads in Cobmoosa and has been consulted and reviewed by industry professionals. It includes recommendations by industry professionals and alternatives with consequences and estimates.

Kevin Kelly, Chippewa Trl and Diane Frazine, Ottawa Trl and Cherry McCorrison, Huron Trl were concerned by the deterioration of Ridge Road and what we would do different than the past to shore up the erosion.

Ed Dedic noted in the Road Report we have stones for steep grade runoff applications commonly used on highway projects being delivered to the center area to address the erosion on Ridge Road by hand. This will be funded from the normal 2017-18 road budget.

Tom Spees found the new signs difficult to read at night even though they are reflective. Tom also felt the old signage was easier to see.

Ed Dedic said that he had consulted with a MDOT sign expert and stated that any new signs, including house numbers, would have a newer MDOT reflective lettering which is much easier to read regardless of size. We would also follow [911 Address Standards](#).

Diane Frazine stated that the southern end of Ottawa Trail needed additional gravel and was curious as to the amount of work that had been done off the roadway.

Ed Dedic investigated the South Ottawa area and talked with Hallack Contracting. Because of the runoff issues on South Ottawa the grader operator contoured the road and the side to allow for better runoff. All of this work was performed on Cobmoosa Association road property.

Tim Jasperse asked to see the year over year detail of expenditures. That was provided in the updated [Annual Board Presentation](#) and made available through the [Annual Meeting Notes](#) online.

Trees: Ed Dedic received quotes for removing dead trees, branches and limbs that are in dangerous locations above Cobmoosa roads. This tree work involves many oak trees and it has been recommended by tree professionals that we wait until after first frost or late fall to do the work as to not spread the Oak Wilt disease. We have one area of Oak Wilt in the association at the corner of Paubawme Trl and Shawbacoung Trl. It is important that this area be handled with the utmost care and we don't allow the disease to spread. Ed Dedic presented the quote and proof of insurance received so far for budgeting purposes.

Beach Report - Mike Maloney reported that one fire pit is missing, several fires have been on the beach without the use of a fire pit, fires that have not been distinguished properly, and a fire pit not belonging to the association is placed on Cobmoosa property. It was decided for safety reason the association will ban fires on the beach due to shortage of beach space. Signs will be placed at each access banning fires on the beach. A letter will be sent to all homeowners along the beach not to have beach fires and to remove any firepits from CSA property. An "Angle parking sign will be placed at the North access to provide more parking spaces. Rich Campbell will be looking into the cost of replacing the deteriorating stringers on the South access stairs.

Building Report - Jon Virgilio and Conor Edgar discussed building plans for a house to be built on Apache. Paul Jordan made a motion to accept the plans. Mike Maloney seconded the motion. The board unanimously accepted the motion. It was also noted that the Boorsma's on Ottawa will be building a garage.

Committees

Social and Events - Mike Maloney announced that there will be no Castle Contest this Labor Day weekend due to the loss of beach area.

Park and Entrance - Nothing to report. All is well at the park and entrance.

Communications - Due to the lateness of the hour, Bill agreed to table his Communication Committee report until the September meeting. He reminded everyone that he had mailed his report the day before for board review.”

Covenants - Bill Rafail reported that the Protective Covenants have been updated, reviewed by three persons for typos, and submitted to the full board for review. With no further comments received the Protective Covenants are now ready to be signed by Jan Morrison in front of a notary, then submitted to the county, and then posted on the website. No one knew of a notary but all agreed to let Bill now who might be used as a notary. Bill and Jan agreed to work together to get this done as soon as possible.

Rental-Paul Jordan presented to the Board for review several forms and letters that the committee formulated to register homeowners who are renting their property. There was a packet for registering a rental property. The packet will be given to those who are registering their rental property. It includes a Rental Registration Process form, a copy of relevant Covenants for renters to sign with each rental agreement, and a copy of a few Cobmoosa Shores Association rules that renter are asked to follow. This list of rules is to be posted in the rental unit. The board also review a letter that is given to the rental owner thanking them for registering their rental property, and a letter presented to owners who rent their property but have not registered and are asked to do so.

Old Business

Liability and Workman’s Compensation Insurance- A discussion continued this month about our liability related to volunteers, members and independent contractors in Cobmoosa. Ed Dedic and Jerry Parise volunteered to look into it further for the next meeting.

New Business

Labor Day Coffee will be September 2nd- The coffee will be at the Cobmoosa Park by the North Access starting at 10:00am. The following Board meeting will be in charge of the refreshment and supplies

Mike- Donuts

Sara and Rich- Make and bring coffee

Ed- Juice

Rich-Buy (if needed) and bring supplies

Next Board Meeting will be September 9, at 10:00 am at Stony Lake Inn.

Meeting was adjourned at 12:05 PM

Respectfully submitted,

Janis J. Morrison
Secretary