

## COBMOOSA SHORES ASSOCIATION

Board Meeting  
October 13, 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:** Barb Rafail, Jill Dedic, Rick Zane

**Communications:** Neil Kimball, former secretary, passed along a file to Rich Campbell containing the history of Cobmoosa which included pertinent documents pertaining to the original plats restrictions.

### Reports

**Secretary Report:** The minutes for the September 8, 2018 were posted on the bulletin board at the south access and on the Cobmoosa website. Jerry Parise moved to accept both minutes and the correction. Sara Collins seconded the motion. The September minutes were unanimously accepted by the Board.

**Treasurer's Report:** Sara Collins presented the monthly treasurer's report. Expenses for the month were \$1557.93. Total assets on hand are \$71,409.82. Accumulated budget surplus is included in the assets on hand. The membership dues collected this past month were \$5,905.28. As of this month the total membership dues collected is \$22,071.18 which means there is only about one third of dues outstanding. There have been no further procedures on liens against lots 131,132, 244, and 245.1. Note: Since the closure of the Huntington Bank in New Era CSA is using the Huntington Bank in Hart. Rick Emerson moved to accept the treasury report as presented. Bill Rafail seconded the motion. The treasury report was unanimously accepted.

	BUDGET	BALANCE
ROADS	\$20,000.00	\$17,251.78
BEACH and PARKS	2,600.00	886.86
INSURANCE	3,600.00	3,600.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLERK	900.00	750.00
COMMUNICATION	1,000.00	633.00
POSTAGE and SUPPLIES	1,000.00	864.54
MISCELLANEOUS ADMINISTRATION	1,000.00	350.55
LEGAL and PROFESSIONAL	300.00	300.00
TAXES	700.00	505.93
CONTINGENCIES	430.00	430.00
<b>TOTALS</b>	<b>\$31,530.00</b>	<b>\$25,572.66</b>

ACCUMULATED BUDGET SURPLUS (included in Assets on Hand), \$57,091.03

**Road Report:** Roads are in good condition. We have some washouts that have been gradually getting worse with recent rains, all in all not too bad. We rented a box blade on Monday, Sept 10 to determine if it was a better tool to recover the washed out material from the valleys and ditches to the slopes and it did a great job. Dennis McKelley and Ed Dedic spent the better part of a day pulling material back on to and smoothing the roads from the major rains in early September. The roads have held up pretty well since but could use another day of material recovery and touch up. Ed brought a proposal to the board for the purchase of a box blade attachment for \$850.14 to help maintain the roads on demand, reuse materials washed into valleys and ditches vs. purchasing new materials @ \$28 per yard. Motion to approve the proposal was made by Jerry Parise, and seconded by Dennis McKelley. The motion was unanimously approved. Salt barrels will be filled and maintained again this year sometime in November. Snow plowing will be done again by Pete Roskam, same rates as 2017-18 Season. Guest, Rick Zane, noted that the barrel on Apache was rusted out. Ed will replace it.

**Trees:** Trees that have overgrown into the roadways will need to be trimmed before winter snow plowing. Ed has obtained quotes for this service and it will be approx \$4,500. Ed is presenting this to the board as an informational item. Tree crew is scheduled to start week of Oct 15.

**Beach Report:** Fire pits are still on the beach and can be removed, Jerry Parise and other board members will remove fire pits from the beach as well as the toys at the south access come November 1st. Someone has collected beach junk and left it on the north access stairway. We appreciate members cleaning up the beach and removing large items. It is important though not to leave the debris on the accesses since this is a safety hazard. You can contact Dennis McKelley who is the committee chair in charge of the beach. He can help you determine how to properly dispose of debris you plan to pick up. Thanks to everyone who throughout the summer season are picking up trash and maintaining our beach. There is an article posted on the bulletin board at the south access. It is about the danger of digging tunnels or undermining the dunes on the beach. It is worth reading. This information was also sent as an eNewsletter and posted in News & Notes on the website.

**Building Report:** Rich Campbell reported that contractors are in Cobmoosa daily working on a number of remodel projects. Please be mindful of construction traffic on the our roads. No new structure plans have been received.

## Committees

**Park & Entrance:** Rick Emerson reported that both the park and entrance are in good order and ready for winter.

**Social & Event:** There is no event coming up this season. The next event will be the Memorial Day Coffee on Saturday May 25th at 10:00.

**Communication:** Bill reported that as the summer season has come to a close there have been few eNewsletters sent. However, he now ends each one with the following notes: "As

always, if you have any questions or comments about this or anything else regarding the Cobmoosa Shores Association, please use the CONTACT US form on the Cobmoosa Shores website. CSA Apparel will be available to purchase or order at the Labor Day and Memorial Day coffees, and at the annual meeting. These items make great gifts! You may contact Jill Dedic at any time via the CSA website for more information or to place an order.” These two items are presented at the bottom of each eNewsletter as two separate sentences. The purpose of the first one is to remind members that if s/he has any question or comment to please use the Contact Form on the CSA website; the underlined text, “website”, links to the contact form. The second item was added at Jill’s request to remind folks when CSA apparel is available for purchase and that Jill may be contacted directly at other times; the underlined text here, “website”, links to the apparel page of the CSA website.

**Rental:** Paul Jordan reported that there have been no new registrations since the last meeting.

**Nature:** Janis Morrison had no report at this time.

## **Old Business**

### **Amerigas Update - Ed Dedic**

- Re-establish annual discounted propane cost for association members - Amerigas Area Director confirmed Cobmoosa Shores Association would be staying at last year’s price of \$1.799. Members should review their bills to determine if they were paying the contract rate. If not they should contact Amerigas directly.
- Tree work around central propane tank - Amerigas will be paying for this directly.
  - 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 the 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 - area is secure now, Amerigas expects to have fence repaired before snow this year.
- Replace and improve visibility of pipeline road markers – Amerigas will be working on in fall 2018.

### **Questions about plats vs. covenant rules and history of CSA - Rich Campbell**

At the last meeting it was decided to look into our plat vs. covenant rules to see if they are in compliance with each other. Rich Campbell received Information from Neil Kimball, who has been storing files which contain CSA documents. The board discussed the documents going back to the 1960’s, 1990’s, and the present. It was determined that the covenants are in sync with the establishments of the Cobmoosa plats. Further research is needed to discover when and how the earliest version of Cobmoosa Shores Covenants and By-law were enacted, prior to the 1995 version.

## **New Business**

### **2019 meeting dates:**

As in the past, our Board meeting will be held on the second Saturday of the month at Stony Lake Inn at 10:00. The Annual meeting will be held at Benona Township Hall. All members are welcome to attend all meetings. The dates for 2019 are as follows: 4/13, 5/11, 6/8, 7/13 (Annual), 8/10, 9/14, 10/12, 11/9. A letter will be sent to Benona Township, Oceana County to register and post these dates, place and times with the township.

### **Possible fix for old picnic tables at park:**

Rich Campbell brought forward an idea to repair instead of replace the current picnic table. It was decided to replace planks with new treated planks and paint the current metal supports as a cost saving measure. Repairs will be done in the spring.

### **New rules signs (Entrance, South and North Beach):**

Janis Morrison raised the question that the rules signage at the three current locations needs to be updated. After some discussion, Rick Emerson offered to present a proposal to the next board meeting for the Board to review.

### **New speed limit sign option:**

Bill Raffall brought forward an idea for speed limit signage to be considered if and when we replace current speed limit signs. The signs would read: **Pedestrian Traffic Ahead - Max 15 MPH - Please Slow Down**

The meeting was adjourned at 11:10 am.

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

Respectfully Submitted,

Janis J. Morrison  
Secretary

