

COBMOOSA SHORES ASSOCIATION

Board Meeting

November 17, 2018

Stony Lake Inn

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

Board Members Present: Rich Campbell, Sara Collins, Rick Emerson, Jerry Parise, Dennis McKelley and Paul Jordan

Board Members Absent: Jan Morrison, Ed Dedic, Bill Rafail

Guests: Jill Dedic

Communications: Our Insurance company sent a letter to notify us of company changes they were undergoing which would not affect our policy.

Reports

Secretary Report: The minutes for the Oct 13, 2018 were posted on the bulletin board at the south access and on the Cobmoosa website. Rick Emerson moved and Jerry Parise seconded to accept both minutes. The October minutes were unanimously accepted by the Board.

Treasurer's Report: Sara Collins presented the monthly treasurer's report. Expenses for the month were \$894.45. Total assets on hand are \$70,822.18. Accumulated budget surplus is included in the assets on hand. The membership dues collected this past month were \$305.00. As of this month the total membership dues collected is \$22,376.18 with only a few members with outstanding dues. There have been no further procedures on liens against lots 131, 132, 244, and 245.1. Paul Jordan moved and Jerry Parise seconded to accept the Treasurer's Report and the motion passed unanimously.

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. The board agreed to review By-Law changes for the next membership vote.

The board also discussed measures that can be taken for members that are habitually past due on dues beyond a year. It was mentioned that other associates seek Small Claims court judgements. The conversation was tabled to be revisited in 2019.

| | BUDGET | BALANCE |
|------------------------------|--------------------|--------------------|
| ROADS | \$20,000.00 | \$16,401.33 |
| 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 | 589.00 |
| 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 |
| TOTALS | \$31,530.00 | \$24,678.21 |

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

Road Report: Roads are in good condition. Planned tree trimming to enable safe passage of larger delivery trucks is in process and looks good so far. New sand barrels have been installed as needed. Sand barrels have been scheduled to be refilled by Hallack Contracting the week of Nov 26, 2018. Roads have been spot graded before winter freeze and snow plowing to ensure a smooth winter season. Speed barrels on Chippewa Trail have been stored out of the way for winter plowing.

Beach Report: All firepits and the beach sign at the south edge of Cobmoosa have been removed for winter. Members have removed items from the beach in compliance with the protective covenants for winter months. A discussion about erosion north of the North Access was held along with the impact to the North Access stairs. At this time no changes are planned for the Access stairs.

Building Report: No update to report. Please be mindful of construction traffic on the our roads. No new structure plans have been received.

Committees

Park & Entrance: No update to report.

Social & Event: No update to report.

Communication: A discussion was had regarding the great work by Ed Dedic and Bill Raffail with Amerigas related to incorrect over charges of the members. At this time Amerigas has agreed to review random samples of billings and potentially issue credits to all members. A final disposition of this issue will be communicated to all members via newsletter etc when ready. It was also noted that the proper cost per gallon amount was now showing up on members invoices.

Rental: No update to report.

Old Business

No Old Business was discussed.

New Business

No New Business was discussed.

The meeting was adjourned at 10: 30 am.

The next meeting will be at the Stony Lake Inn, April 13th, 2019 at 10:00 am.

Respectfully Submitted,

Jerry Parise
Secretary for the day.