

MEETING NOTES
COBMOOSA SHORES ASSOCIATION BOARD

May 20, 2023 9:00 a.m.

(The meeting originally scheduled for May 13, 2023
was rescheduled due to the lack of a quorum. This meeting also lacked a quorum,
so only discussion could occur. No official minutes were taken.)

CALL TO ORDER: 9:00 a.m.

TRUSTEES PRESENT: Tim Pieri, Rick Emerson, Ed Dedic, Rich Campbell, Tom Boersma (Paul Jordan was remote for part of the meeting)

OTHERS PRESENT: Ernie Ryan, Jeff Frazine, Brian Mourad, Doug Henry, Jill Dedic

COMMUNICATIONS: None

REPORTS:

- **Secretary:**

- April 8, 2022 minutes

The minutes have been posted on the bulletin board and on the website for several weeks. Linda Van Sprange requested a relatively minor addition, and this change was made. (No action was taken due to the lack of a quorum.)

- **Treasurer:**

- Treasurer's Report

Budget Status 2022/2023

Item	Budget	Spent since Last Report	Balance
Roads	\$24,000.00	\$ 0	\$ 9,745.93
Trees	\$ 2,400.00	\$ 438.12	\$ 1,787.95
Beach and Parks	\$ 3,300.00	\$ 460.00	\$ 1,072.00
Insurance	\$ 3,750.00	\$ 0	\$ 439.08
Accounts Receivable Clerk	\$ 1,000.00	\$ 0	\$ 500.00
Communications	\$ 2,000.00	\$ 0	\$ 1,847.50
Postage and Supplies	\$ 1,000.00	\$ 0	\$ 964.00
Miscellaneous Admin	\$ 1,250.00	\$ 212.40	\$ 304.60
Legal and Professional	\$ 200.00	\$ 0	\$ 200.00
Taxes	\$ 800.00	\$ 0	\$ 16.98
Social	\$ 600.00	\$ 0	\$ 272.18
Contingencies	\$ 4,180.00	\$ 0	\$ 4,180.00
Total	\$44,480.00	\$ 1,110.52	\$ 21,330.22

Note that the Google payment of 5/6/2023 reflects the increased payment for the enhanced version of Google Suite that the Board approved at its April meeting. The amount is the prorated fee based on when the upgrade was put into effect.

During the discussion of the Google upgrade, a member offered to donate funds to cover the cost of the upgrade for a year. I have received a check from the member in the amount of \$450.00. I have not yet cashed the check and would like the Board to instruct me as to whether this donation is to be accepted.

Accumulated Surplus: \$22,159.19 (Calculated as statement balances, plus petty cash on hand, plus deposits since statement, plus receivables minus remaining budget minus outstanding checks).

The Money Market account balance reflects receipt of \$0.48 in interest since 3/31/2023.

We have received 97% of dues as of 03/29/2023. 9 accounts still have not been paid. At this point, we have 3 members who owe two years worth of dues. No one owes 3 or more years.

Checkbook balance is reconciled with bank records as of 5/10/2023.

(No action was taken due to the lack of a quorum.)

- 2023-24 Budget preparation
 - Beach, Park and Entrance: Survey and marking of the Beach Park's eastern boundary?
\$1,800

The intention would be to establish clearly visible line-of-sight markers for the northeastern and southeastern boundaries of the CSA beach. This quote assumed that six survey points would need to be established. These include two each for the North and South Accesses. In reality, it may be sufficient to only establish the northern and southern most boundaries of the CSA beach, which would substantially reduce the cost.

Proposed Motion: To approve up to \$1,800 for survey eastern boundary of Cobmoosa Beach park. To be added to the budget for 23-24 from reserves on the beach budget line. (No action taken due to the lack of a quorum.)

- **Roads**

Roads are in good shape. Volunteers graded roads (3) times since the last board meeting and prepared roads this week for spring brine. Brine to be applied the week of May 22 a bit ahead of the posted schedule. Ordered 10 yards of dolomite for filling potholes and smoothing roads. Applied about half to Ridge and Chippewa Trail for repairs.

Two road signs were broken off their base within the past two weeks. A stop sign with street names at Chippewa and Huron Trail and a speed limit sign on Shawbacoung Trail were broken off at the ground level. New posts have been purchased, will be installed over the weekend (looking for volunteers)

Speed Barrels will be placed after brine is applied.

Looking for volunteers to rake corners and edges where plows pushed road material. Too much debris and leaves to use equipment.

Road Committee - Looking to form a committee for (4) members at large to meet and discuss road improvements, work on the next 10 year road plan (current plan expires in 2025), plan for community involvement, refine process and activities.

- **Beach, Park and Entrance:**

- Sand and the Access Stairs (Stephen Bartlett and others)

We will continue to dig out and place walls on the stairways as needed for this year. In the fall we can evaluate the situation and make plans for the future. Perhaps after the coffee social in May we can invite members to help clear sand.

- 'Keep off the dunes' signage (Jill Dedic)

Proposed Motion: Approve amount up to \$120 for "Keep off the Dunes" signage. (No action was taken due to the lack of a quorum.)

- Request to rethink 'Pack it in, Pack it out' (Lu Voss)

The committee recommends modifying the policy to allow Kayaks and similar small boats to be left on the beach. The grounds for this change are that the beach area has grown substantially since we implemented the policy. Also the feedback from members is that the policy was rushed through with little input from our members. Our committee does not want to get involved in any racks or specific placement recommendations.

- **Building:**

- Dedic - 9095 Shawbacoung Trl: Scheduled complete for November 65%, trim and flooring
- Vander Hoff - 4355 Ottawa Trl: No Schedule, rough-in work being done
- Ogren - 9002 Chippewa Trl - Remodel in rough-in stage
- Ledyard - 9168 Chippewa Trl - New shed, walls up
- Pieri - 9098 Huron Trl - New Garage walls and roof framed and sheeted
- Wallace - 4026 Ottawa Trl - Remodel in progress
- Barker - 4348 Paubawme Trl - Interior and Siding started
- Kelley - 9223 Chippewa Trl - Proposed addition, variance approved

- **Trees:**

- Tree Committee update

Members who have not yet engaged with the Muskegon Conservation District should contact Kara Cronk directly if they wish MCD to treat the hemlocks on their properties. The association has enough dinotefuran on hand to provide additional treatment to around 40 hemlocks. As of now, 16 very infested but salvageable hemlocks have had additional treatment. The purpose of this is to provide additional short-term protection until last fall's imidacloprid treatment takes hold. We don't believe that any additional purchase of insecticide will be needed this calendar year.

COMMITTEES:

- **Social and Event:**

- Planning for Memorial weekend coffee/donuts

Rich Campbell has ordered the doughnuts (and will make some coffee), and Dennis cKelley will pick them up.

- **Communications:**

6 eNewsletters were sent regarding: The Road Plan update (3-year addendum); Oak Wilt Pruning Reminder; Oceana Conservation District News; 5/13 Board Meeting cancellation; HWA update from Jan Morrison; and solicitation of members willing to run for board position..

8 Website updates: Road Plan page updated with 3 year addendum; News & Notes additions: May meeting agenda;; HWA update; May 5/13 meeting cancellation; rescheduled board meeting to News & Notes (also posted announcement on Main page; solicit members willing to run for board position; and posted April minutes on website.

OLD BUSINESS:

- HB 5611: Michigan Extends Deadline to Preserve Covenants Under the Marketable Record Title Act [HB 5611 extended the deadline](#) to March 29, 2024 for associations such as ours to reconfirm the attachment of our Bylaws, Protective Covenants, and Deed Restrictions to properties within the Association.

Proposed Motion: Put Deed Restrictions, Covenants and Bylaws extension processing per HB 5611 on the 2023 CSA Ballot for membership vote (No action was taken due to the lack of a quorum.)

Proposed Motion: To add up to \$1,000 to research declaration of the deed restrictions + approx \$5,625 (\$15 per lot) to research, verify and reference each deed totaling up to \$6,625 from reserve to cover legal fees to extend the deed restrictions and covenant documents as required under HB 5611 into 23-24 budget on Legal Line. Does not include recording fees. (No action taken due to the lack of a quorum.)

- Salt Barrels - Member request to have filled earlier in year.

Hallack mixes salt/sand in late November. Filling barrels is always scheduled for the 1st week of December. Barrels normally have an amount left over that carries us into December. Other Barrels less used have enough material that can be transferred to high traffic area barrels to get us by. Any member can pull from these barrels if the need arises.

NEW BUSINESS:

- Election of Trustees

Rick Emerson's, Ed Dedic's, and Tim Pieri's terms are up this year. Rick Emerson has elected not to run for re-election. So far, Rick Slagter, Bob Lieckfield, Ed Dedic, Tim Pieri have expressed interest in running. Any other members who wish to run for the Board should inform any board member by June 2. Candidates are invited to submit a brief biography in support of their candidacy.

- 2022-2023 Budget amendment: Proposed transfer of unexpended funds from expenditure line items to Roads

Proposed Motion: 2022/2023 Budget be reconciled by moving the surplus amounts from the Contingency line and all surplus amounts from other lines totaling \$_____ be moved to the Roads line for road improvements. This will leave a balance of \$_____ on the Roads line and zero (0) on all the other lines. (No action was taken due to the lack of a quorum.)

OTHER ITEMS FOR DISCUSSION:

- Please update your contact information on CSA Website or <https://forms.gle/ejEma59QAYXGEsYy8>
- Training Google GSuite for Board Members

Training for the CSA Board using Gmail, Google Calendar, online documents, and all your other new apps, go to the Google Workspace Learning Center at support.google.com/a/users for get started guides for all services and productivity ideas and business workflows. Certification is also available.

ADJOURNMENT: 10:02 a.m.

Next meeting: June 3, 2023

Respectfully Submitted

Paul Jordan Secretary