

AGENDA
COBMOOSA SHORES ASSOCIATION BOARD
April 8, 2023 9:00 a.m.

CALL TO ORDER:

TRUSTEES PRESENT:

OTHERS PRESENT:

COMMUNICATIONS:

REPORTS:

- **Secretary:**
 - November 12, 2022 minutes
- **Treasurer:**
 - Treasurer's Report
 - 2023-24 Budget preparation
 - Beach, Park and Entrance: Survey and marking of the Beach Park's eastern boundary
- **Roads**
 - Barrel filling schedule (Linda VanSprange)
 - Road grading before Memorial Day weekend? (Stephen Bartlett)
 - Catch basin at Paubowme and Ottawatamie (Stephen Bartlett)
 - Owner caused road damage letters (Dedic)
- **Beach, Park and Entrance:**
 - Sand and the Access Stairs (Stephen Bartlett and others)
 - Purchase of beach grass for \$150 for planting at accesses? (Tom Spees)
 - Request to rethink 'Pack it in, Pack it out' (Lu Voss)
 - Community outreach and communication planning (Dedic)
- **Building:**
 - Felgner - 9075 Shawbacoung Trl: Scheduled complete end of May 95 %, trim and punch list
 - Dedic - 9095 Shawbacoung Trl: Scheduled complete for November 55%, interior painting, trim
 - Vander Hoff - 4355 Ottawa Trail: No Schedule, rough-in work being done
 - Ogren - 9002 Chippewa Trl - Remodel in rough in stage
 - Ledyard - 9168 Chippewa Trl - New shed foundation in
 - Pieri - 9098 Huron Trl - New Garage foundation in
 - Grady-Lisewski - 4260 Paubawme - New garage complete
 - Wallace - 4026 Ottawa Trail - Remodel in progress
 - Barker - 4348 Paubawme - New garage complete
 - Kayali - 9415 Apache Trail - Remodel and new deck
 - Kelley, Kevin - Proposed addition, variance required (Zoning meeting 4/20 7:00 pm)
- **Trees:**

- Tree Committee update

COMMITTEES:

- **Social and Event:**

-

- **Communications:**

- Newsletter
- Website, calendar updates
- eNewsletters sent

- **Nature:**

- **History: Tell your Story!** history@cobmoosashores.com just send an email with a picture attached and explanation of who, what, where, when.

OLD BUSINESS:

- Bylaw Change to propose for Membership Approval: Article Six: Dues and Assessments: Delinquency

This amendment was originally proposed by a committee composed of Rick Emerson, Bill Rafaill, and Paul Jordan. The purpose of these changes would be to bring the Bylaws into alignment with current Board practice. Proposed new language is in **red type**. Proposed deletions are ~~struck through~~.

“In any case in which there are unpaid dues and assessments of any member, the treasurer may prepare and cause to be recorded in the Oceana County Register of Deeds a lien against the property of such member for the amount of such unpaid dues and assessments **plus any penalty that shall have been imposed by the Board** ~~interest thereon at seven percent per annum beginning at the due dates~~. A copy of the lien shall be sent to the member. In any case in which there are unpaid dues and assessments of any member, proceedings to enforce such lien or liens may be started. Such proceedings shall be by complaint in the proper Oceana County court and notice of *lis pendens* recorded in the office of the Oceana County Register of Deeds. Procedure for enforcement shall conform to the requirements for the enforcement of judgements by levy of a writ of execution on real estate as set forth in the Michigan revised Judicature Act, as amended. Act 237 of the Public Acts of 1961, Sections 6051 et seq, as amended. The amount of the levy shall include such unpaid dues and assessments, **penalties** ~~interest thereon at seven percent annum beginning at the due dates~~, and the costs of recording the lien or liens and of such levy and writ of execution proceedings including reasonable attorney's fees. “

NEW BUSINESS:

- HB 5611: Michigan Extends Deadline to Preserve Covenants Under the Marketable Record Title Act

OTHER ITEMS FOR DISCUSSION:

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

Next meeting: May 13, 2023