

MINUTES
COBMOOSA SHORES ASSOCIATION BOARD

June 3, 2023 9:00 a.m.

(Notice of this earlier-than-usual meeting date has been posted on the bulletin board for well over a week. As is our custom, CSA members in attendance freely participated in the discussion throughout the meeting)

CALL TO ORDER: 9 a.m.

TRUSTEES PRESENT: Tom Boersma, Rich Campbell (president), Ed Dedic (vice president), Rick Emerson (treasurer), Paul Jordan (secretary), Dennis McKelley, Tim Pier, Bill Rafail, and Jack Spoors.

OTHERS PRESENT: Rick Slagter, Diane Frazine, Tom Spees, Kevin Kelly, Jill Dedic, Ruth Stevens, Tom Stellard, Bob Lieckfield, Mark Hendrickson, and Brad Kisner.

COMMUNICATIONS: None

REPORTS:

- **Secretary:**

- *April 8, 2023 minutes*

NOTE: Since the May meeting lacked a quorum and no action was taken on anything, no official minutes were presented for approval. (The notes from that meeting are available on the website.)

Motion: To approve the April 8, 2023 Minutes as revised. Moved by Ed Dedic and seconded by Rich Campbell. It passed without dissent.

- **Treasurer:**

- *Treasurer's Report*

As of 05/31/2023 the balances in accounts are as follows:

Checking: \$28,231.52
Money Market: \$11,548.91
Cash on hand: \$ 24.47

Budget Status 2022/2023

Item	Budget	Spent since Last Report	Balance
Roads	\$24,000.00	\$ 651.36	\$ 9,094.57
Trees	\$ 2,400.00	\$ 0	\$ 1,787.95
Beach and Parks	\$ 3,300.00	\$ 220.00	\$ 852.00
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	\$ 75.00	\$ 229.60
Legal and Professional	\$ 200.00	\$ 0	\$ 200.00
Taxes	\$ 800.00	\$ 0	\$ 16.98
Social	\$ 600.00	\$ 180.00	\$ 92.18
<u>Contingencies</u>	<u>\$ 4,180.00</u>	<u>\$ 0</u>	<u>\$ 4,180.00</u>
Total	\$44,480.00	\$ 1,126.36	\$ 20,203.86

Note that due to the early date for the June meeting, the balances of the various budget lines may be misleading. For example, I expect that we will have at least two more mowing bills plus the porta jon bill for beach and parks, which will use at least \$660 of the remaining budget. The costs of the annual meeting mailing are not yet reflected in the budget balances. Last year, printing, postage, and supplies came to \$420.00. In addition, we had \$116.00 in postage to mail the dues invoices. We also have not yet been billed for the recent brine treatment on the roads, which last year was \$2020.00. I would estimate that the total of our budget that remains truly available is about \$14,000.

Note that the Windridge check is off budget and this amounts to a pass through of funds. We will be depositing the receipts from the apparel soon. The \$50.00 check to Benona Township is for a cleaning deposit. If we are able to retrieve that check as we usually do, it will have no impact on the budget.

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. *[NOTE: After discussion this offer was refused, with thanks.]*

Accumulated Surplus: \$21,400.36 (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 \$0.49 in interest since 4/30/2023.

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 6/01/2023.

Motion: To approve the Treasurer's Reports for May and June 2023 as submitted. Moved by Tim Pieri and seconded by Bill Rafaill. It was approved without dissent.

- *2023-24 Budget preparation*

- Beach, Park and Entrance: Survey and marking of the Beach Park's eastern boundary

Several trustees and Association members discussed the importance of establishing the eastern boundary of the CSA beach area. The prepared motion was withdrawn, however, out of a concern that there were greater priorities for expenditure next year.

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

There was a request to move this item up in the agenda since it concerned the budget. Ruth Stevens and Ed Dedic provided information regarding this issue. State law was changed to require things like deed restrictions to be renewed at least every 40 years. Deed restrictions bind property owners and form a foundation for the Association's operations. Without them, the Association would be greatly handicapped and if they were to expire they would be gone forever. Ruth is a member and attorney who has volunteered her time to explore this issue and its implications for Cobmoosa shores. Ruth's efforts will almost certainly markedly reduce any attorney expenses associated with renewing our deed restrictions. Nonetheless, there will be costs associated with the renewal. Given the complexity and importance of the issue, there will need to be effectively educate the membership regarding it. Estimates were gathered from attorneys familiar with this process. The following motion was offered that includes a high-end estimate of the possible costs. *(Note that the planned expenditures will come from the accumulated budget surplus and not from the dues collected next*

year.) There will be a need in the future to amend the Protective Covenants to ensure that they are consistent with the deed restrictions.

Motion to move up to \$6,625, from accumulated surplus into the 23/24 budget to cover the legal fees to research, verify, and potentially reference each deed to extend the deed restrictions and covenant documents as required under HB 5611. The motion was made by Tim Pieri with a second by Dennis McKelley. The motion was approved without dissent.

- Proposed 23/24 budget as finalized after discussion

<u>Item</u>	<u>Budget</u>
Roads	\$24,000.00
Trees	\$ 2,400.00
Beach and Parks	\$ 3,630.00
Insurance	\$ 3,750.00
Administration	
Accounts Receivable Clerk	\$ 1,000.00
Communications	\$ 2,000.00
Postage and Supplies	\$ 1,000.00
Miscellaneous Admin	\$ 1,730.00
Legal and Professional	\$ 6,825.00
Taxes	\$ 840.00
Social	\$ 600.00
<u>Contingencies</u>	<u>\$ 3,330.00</u>
Total	\$51,105.00

- **The roads**

Broken signposts at Chippewa and Huron Trail have been replaced as well as a broken Speed Limit sign post on East Shawbacoung Trail. Additional road work was done on Chippewa Trail to smooth out and provide more base for larger stones to pack in and prepare for brining. Brine helps bind the material to a hard surface.

Roads have been brined, and are in good shape. Cost was the same as last year: \$2,020.

We are planning again this year for a potential 1,200 feet of road to be improved with new dolomite, crowning for water runoff, and compaction. The North end of Ottawa Trail and East end of Huron Trail have been targeted for this year due to the dire need for water runoff in those areas. Actual length to be completed as well as measuring will depend on the outcome of the motion for roads below. The motion is to pay for a supply of essential road materials out of the 22/23 budget using funds to be reallocated as follows:

Motion: The 2022/2023 Budget be reconciled by moving the surplus amounts from the Contingency line and surplus amounts from other lines totaling \$7,000 to the Roads line for 22/23 road improvements. The motion was made by Rick Emerson with a second by Paul Jordan. The motion passed without dissent.

- **Beach, Park and Entrance:**

- *Sand and the Access Stairs*

We will continue to dig out and place walls on the stairways as needed for this year. A work group of members worked after the Memorial Day Coffee to remove the sand from the south access stairs. This will be necessary throughout the year in order to keep the stairs serviceable. No plans or proposal for rebuilding the stairs at either access have been yet presented to the Board, therefore no funds for doing so will be included in the 23/24 budget proposal. In the fall the beach committee can evaluate the situation and plan for the future.

- *'Keep off the dunes' signage*

No motion was necessary since the money is already included in this year's budget. The suggested language for the signs was, "Keep off the dunes and beach grass".

- *Beach wedding request for Sept. 22*

Member Don Laven approached Rich Campbell with a request for approval to hold his granddaughter's wedding on the beach on a date in September. Guests would be ferried from the Depot parking lot. About 40 chairs will be set up in a manner that does not interfere with members' entrance to the beach, and will be removed promptly after the service. Members and trustees discussed the need for consistency in approving such requests and the necessity of taking current conditions into account. The beach is currently very extensive, the request is for a period in which the beach will be less crowded than in summer, and plans have been made to minimize any inconvenience to other members. The following motion was made:

Motion: That we permit Don and Judy Laven's granddaughter's wedding on the Cobmoosa beach in September so long as chairs are set up away from the access, removed expeditiously, car traffic is minimized, and there is no barrier to members' use of the beach. The motion was made by Paul Jordan and seconded by Rick Emerson. It was approved without dissent.

- *Request to rethink 'Pack it in, Pack it out'*

There was considerable discussion among members and trustees regarding the desirability of maintaining the beach devoid of stored personal items (of every variety) and the current circumstances where the condition of the stairs and sand complicate the carrying of kayaks back and forth to the beach. The extraordinarily extensive nature of the beach also entered into the discussion. The following motion was offered:

Motion: Due to the size of the beach and condition of the stairs, the 'Pack It in Pack It Out' policy will be amended this season to permit kayaks and sizable beach paraphernalia to be left on the beach. Such items should be left as far from traffic areas and the water's edge as practicable. Sailboats and catamarans can still not be left on the beach overnight. Beach users are still strongly encouraged to take their smaller items from the beach when they leave. This policy will be reconsidered each year by the Board and revised if necessary. The motion was made by Paul Jordan with a second by Bill Rafaill. Those voting "Yes" (5) were Tim Pieri, Paul Jordan, Dennis McKelley, Rich Campbell, and Rick Emerson. Those voting "No" (4) were Bill Rafaill, Jack Spoors, Ed Dedic, and Tom Boersma. The motion passed.

- **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
- Kelly - 9223 Chippewa Trl - Proposed addition, variance approved

- **Trees:**

- *Tree Committee update*

A list of hemlocks has been drawn up for special monitoring and likely additional treatment with dinotefuran. To be most effective, treatment should occur until after a significant rain and it has been some time since it rained.

COMMITTEES:

- **Social and Event:**

- *July 4 parade*

The parade will take place on Saturday July 1 at 10 a.m. in the usual manner. Ice cream will be served.

- **Communications, Activity Since May meeting:**

- Annual Meeting Newsletter drafted, posted for board review
- There were 26 additions posted to the CSA calendar (thank you Rick Zane for your research)
- May meeting notes were posted to the website
- One eNewsletter was sent notifying membership of the June board meeting
- There are 81 email addresses on the CSA eNewsletter distribution list

- **Nature:** No items were presented or discussed.

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

OLD BUSINESS:

- 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

- *Positions to be filled:* Currently Rick Emerson, Ed Dedic, Tim Pieri
- *Candidates so far:* Rick Slagter, Bob Lieckfield, Tim Pieri, Ed Dedic

- Non Profit Status: A copy of your 501(c)(3) determination letter received from the IRS by mail. This has not yet been received. When it is, it will be preserved in the web-based archive.

OTHER ITEMS FOR DISCUSSION:

- Please update your contact information on CSA Website or <https://forms.gle/ejEma59QAYXGEsYy8>

Next meeting: July 8, 2023 immediately following the Annual Meeting

ADJOURNMENT: 11:01 a.m.

Respectfully submitted,

Paul Jordan, Secretary