

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

CALL TO ORDER: 9:03 a.m.

TRUSTEES PHYSICALLY PRESENT: Tom Boersma, Rich Campbell, Ed Dedic, Rick Emerson, Bill Rafail, Jack Spoors

TRUSTEES ATTENDING REMOTELY (and not voting): Paul Jordan, Tim Pieri

OTHERS PRESENT: Jill Dedic, Randall Shilton, Kevin Kelly, Rick Zane, Charlene McCorriston, Bob Lieckfield, Mark Hendrickson, Ryan ____, Ernie Ryan

COMMUNICATIONS RECEIVED: None

REPORTS:

- **Secretary:**

- *November 12, 2022 minutes*

The Minutes have been posted on the bulletin board and on the website since November 2022.

MOTION: To approve the minutes of the November 12, 2022 as written, made by Bill Rafail with a second from Jack Spoors. It was approved without dissent.

- **Treasurer's Report:**

As of 03/31/2023 the balances in accounts is as follows:

Checking: \$33,399.64
Money Market: \$11,547.94
Cash on hand: \$ 24.47

Budget Status 2022/2023

Item	Budget	Spent since Last Report	Balance
Roads	\$24,000.00	\$ 3,300.00	\$ 9,745.93
Trees	\$ 2,400.00	\$ 0	\$ 2,226.07
Beach and Parks	\$ 3,300.00	\$ 0	\$ 1,532.00
Insurance	\$ 3,750.00	\$ 0	\$ 439.08
Accounts Receivable Clerk	\$ 1,000.00	\$ 250.00	\$ 500.00
Communications	\$ 2,000.00	\$ 0	\$ 1,847.50
Postage and Supplies	\$ 1,000.00	\$ 0	\$ 964.00
Miscellaneous Admin	\$ 1,250.00	\$ 383.00	\$ 517.00
Legal and Professional	\$ 200.00	\$ 0	\$ 200.00
Taxes	\$ 800.00	\$ 572.59	\$ 16.98
Social	\$ 600.00	\$ 0	\$ 272.18
Contingencies	\$ 4,180.00	\$ 0	\$ 4,180.00
Total	\$44,480.00	\$ 4,505.59	\$ 22,440.74

The \$30.00 for recording a release of lien was reimbursed by the lot owner, therefore, while this amount was unbudgeted, it is not reflected in the balance of the budget on any line.

Accumulated Surplus: \$22,066.31 (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 \$2.38 in interest since 10/31/2022.

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 3/15/2023.

MOTION: To approve the Treasurer's Report as presented. Motion by Ed Dedic with a second from Tom Boersma. The motion passed without dissent.

- *2023-24 Budget preparation*

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

Since the possibility of conducting a new survey of the inland boundary of the Cobmoosa Shores 'park' was mentioned last year, Hepworth Surveying was solicited to get some idea of its possible cost. Establishing the northeastern and southeastern points of the park and the four western points of the accesses would cost around \$1,800 should the Association wish to pay to do this..

- **Roads**

Roads are in need of grading from winter plowing and spring rains. Grading work has begun and will continue over the next few days. Winter Plowing was relatively low this year with 12 plows resulting in a \$3,000 invoice. Some volunteers are planning to help with the raking the plowed road material and disturbance of roadside material over the next few weeks. Thanks to Dean Gentel and Harvey Ostrander for taking care of some of this maintenance already. Some homeowners plowed driveways across the street causing significant disruption to road side erosion control installed over the past 2 years. Requesting letters to be sent. The Eastern hillside of Erie Trail and the Cobmoosa Entrance were most affected however, as with some years many corners have lots of debris. The snow events happened when the ground was not fully frozen and plows dug in almost every time pushing road material into the corners. Chippewa Trail has not smoothed out over the winter as expected and we will be trying a scarifier technique in the coming days to loosen material and smooth it out. Please refer to Road Maintenance Schedule for approximate timing of road specific events

■ [2022-25 Cobmoosa Road Maintenance Schedule.pdf](#)

- *Barrel filling schedule (Linda VanSprange)*

Linda attempted to join the meeting remotely but through an oversight was not 'admitted' by a gatekeeper. In Linda's absence, the item was deferred until next month however, the

■ [2022-25 Cobmoosa Road Maintenance Schedule.pdf](#) is on the bulletin board, was posted to the website and linked here in the notes. This is an estimate of road maintenance that members can refer to for dates.

- *Road grading before Memorial Day weekend? (Stephen Bartlett)*

In Mr. Bartlett's absence, this item was deferred until next month, however, the

■ [2022-25 Cobmoosa Road Maintenance Schedule.pdf](#) is on the bulletin board, was posted to the website and linked here in the notes. This is an estimate of road maintenance that members can refer to for dates.

- *Catch basin at Paubowme and Ottawatamie (Stephen Bartlett)*

There was considerable discussion among the trustees and members present concerning this situation. It was determined that no more could be done here without an underground system to move the water somewhere else. A study was done for two years before this was installed to know that the current cistern system would remove the water faster than the 3-5 days it was taking. The cistern system discharges the water in hours now, even in the heaviest of rains.

- *Owner caused road damage letters (Dedic)*

Owners will be sent letters where excessive damage was done to the road right of way by their plowing service.

- **Beach, Park and Entrance:**

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

Harvey Ostrander and others have made efforts to dig out the North Access stairs to keep them passable. There was considerable discussion among the trustees and members present without any resolution other than to encourage members to dig out the sand to keep a pathway clear on the steps. There was talk of possibly organizing a work party to dig out the steps.

- *Purchase of beach grass for \$150 for planting at accesses? (Tom Spees)*

Mr. Spees was not at the meeting but had previously sent a detailed email regarding this.

MOTION: Motion made by Ed Dedic with a second from Jack Spoors to authorize reimbursement to Tom Spees of up to \$150 for the purchase of dune grass to be planted along accesses to help stabilize the dune. The motion was approved without dissent.

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

There was a great deal of discussion among the Trustees and members present regarding this issue, with substantial differences of opinions. There is a Beach Committee that will meet to further discuss the issue and come up with a proposal or proposals for the consideration of the Board and/or membership. (Members with specific ideas can contact Rick Emerson, Jack Spoors, Tim Pieri, Dennis McKelley, or Tom Boersma.)

- *Community outreach and communication planning (Dedic)*

There was a significant discussion among the trustees and members about better communication and community organizing throughout the meeting on numerous topics. Beach events, road events, and other events where members could participate in the work to cleanup, rebuild and participate in the work to keep Cobmoosa Shores up and running. The sentiment of the discussion was it should not be up to a couple of board members to take on the work directly but rather do a better job of organizing and communicating a plan for others to voluntarily participate.

- *Firepits* - will be placed near stairways, about 100' towards center of beach, by Memorial day

- **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, started house addition foundation
- Kayali - 9415 Apache Trail - Remodel and new deck
- Kelly - 9223 Chippewa (Foothill) Trail- Proposed addition, variance required (Zoning meeting on 4/20 at 7:00 pm at the Benona Township Hall)
- Daily - lot 313 on Erie Trail. Possible permitting for construction near the top of dune. Owner, builder, EGLE analyst met at the site April 7, 2023. This is a complex situation given the site's dune characteristics and position in relation to the CSA roadway.

- **Trees:**

- *Tree Committee update*

The Tree Committee met in March, and affirmed its recommendation to provide a treatment of dinotefuran to certain particularly distressed but salvageable hemlocks along the CSA roadways. The imidacloprid treatment that was applied last fall will take some additional time to act, so it may help to save some distressed hemlocks to treat them with the faster acting dinotefuran. Rick Emerson, who is the trustee responsible for trees gave his permission to use funds in the Tree line item from the current fiscal year to pay for the insecticide.

COMMITTEES:

- **Social and Event:**

- *Memorial Day Coffee, May 27*

- **Communications** (changes and updates since our November 2022 meeting)

- 36 Calendar additions (Thanks to Rick Zane for providing local event submissions to the calendar again this year, Rick is on the CSA Communications Committee as a member and has contributed numerous local events over the years.)
- 2 eNewsletters sent (board meeting reminder 1 week before, agenda Thursday before)
- Website updates: November minutes posted, April agenda posted in News & Notes
- eNewsletter distribution list
 - 3 email addresses culled, no longer valid or have moved
 - currently have 152 addresses in the list (these are not households, many cases of 2 persons in the same household receiving the eNewsletter)

- **Nature:** Nothing new to report

- **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 Rafail, 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.”

MOTION: Bill Rafaill moved with a second from Jack Spoors to present the proposed amendment to the membership for their approval at the Annual Meeting. The motion passed without dissent.

NEW BUSINESS:

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

This legislation was signed into law, and extends the deadline for associations such as CSA to re-register their deed restrictions, bylaws, and protective covenants with the state. If these are not reregistered by April 2024 they will become null and void. Ed Dedic and Ruth Stevens are working to identify what it will cost to pay a knowledgeable attorney to do this for CSA.

- *Google Workspace Price Increases*

“We (Google) are offering courtesy reminders of the pricing changes that will happen in April 2023, all flex plans will be increasing 20% unless you enroll to an annual plan but still can pay month to month - annual just locks you into your licenses and price for a 12 month period on April 11th. (unless you have a discount presently then this will happen at the end of your term)”

Google presented the following options to the CSA:

- Stay on a flex payment plan on your existing subscription and pay \$7.20 USD a user/month if you have a lot of license fluctuation.
- Transition to an annual payment plan and pay \$6 USD a user month on the Business Standard subscription.
- Upgrade to Business Standard at \$9.60 USD user/month on a fixed term period for 36 months which would provide you with a company drive, 2TB of organizational storage for each user shared, google meet recording and more.

Ed Dedic presented that Google would raise the price per account per month unless the CSA went to an annual contract rather than a month by month plan.

MOTION: Ed Dedic moved with a second from Rick Emerson that the Board enter into an annual contract with Google for the same level of service at the same per account per month rate. The motion passed without dissent.

Discussion ensued among the trustees after the members raised questions about the second option in the Google regarding the limitations of the current Google plan of individual accounts with no shared drive. As a result, new members had no access to documents produced before their election to the Board. This has resulted in some confusion and access issues. The above-described upgrading to “Business Standard” would provide a shared ‘drive’ to which all trustees—including new trustees—would have access, as well as other features relevant to the board and member business.

MOTION: Ed Dedic moved with a second from Bill Rafaill to upgrade the CSA’s annual subscription (approved in the previous motion) to the greater Google Business Standard at a cost of \$9.60 per account per month over the next three years. The motion passed without dissent.

OTHER ITEMS FOR DISCUSSION:

- Please update your contact information on CSA Website or <https://forms.gle/ejEma59QAYXGEsYy8>
- Training Google Workspace for Board Members
 - Training plan will be put forward for board members on how to best utilize the tools Google Workspace to collaborate, communicate and inform the membership. This may be in the form of video on demand, in-person local or remote training. The training will commence after the new Business Standard is implemented and configured for Cobmoosa.

MEETING ADJOURNED: 10:21 a.m.

NEXT MEETING: May 13, 2023

Respectfully submitted,

Paul Jordan, Secretary