

COBMOOSA SHORES ASSOCIATION

Board Meeting

August 10, 2019

Stony Lake Inn

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

Board Members Present: Rich Campbell, Jan Morrison, Sara Collins, Rick Emerson, Ed Dedic, Bill Rafail, Dennis McKelley, and Paul Jordan

Board Members Absent: Tom Boersma

Guests: Rick Zane, Barbara Rafail

Reports

Secretary Report: The minutes for the June 8 and July 13, 2019 meetings were posted on the bulletin board at the South access and on the Cobmoosa website. Bill Rafail moved to accept both minutes and the correction. Rick Emerson seconded the motion. The July minutes were accepted by the Board.

Treasury Report: Sara presented the monthly treasurer's report. Expenses for the month were \$5,474.46. Total assets on hand are \$64,292.62. Accumulated budget surplus is included in the assets on hand. Total dues received for 2019-2020 is \$17,287.69, which is about at the halfway point. Ed Dedic moved to accept the treasury report as presented. Paul Jordan seconded the motion. The treasury report was unanimously accepted.

2019 -- 2020 BUDGET BALANCES, August 10, 2019

	BUDGET	BALANCE
ROADS	\$20,000.00	\$15,474.01
BEACH and PARKS	2,650.00	2,001.22
INSURANCE	3,600.00	3,600.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLEK	900.00	900.00
COMMUNICATION	1,110.00	1,110.00
POSTAGE and SUPPLIES	1,000.00	1,000.00
MISCELLANEOUS ADMINISTRATION	1,050.00	949.14
LEGAL and PROFESSIONAL	150.00	150.00
TAXES	750.00	551.27
CONTINGENCIES	405.00	405.00
TOTALS	\$31,615.00	\$26,140.64
ACCUMULATED BUDGET SURPLUS (Included in Assets on Hand)		
\$57,091.03 plus surplus from 2018 -- 2019 budget --- \$3,512.48		\$60,603.51

Total 2019--2020 dues receipts to date--- \$17,287.69

It was reinforced that any board member who makes a purchase on behalf of CSA, must go through the president for authorization. A process has been established for board trustees to purchase with permission from the Board President. A non-board member can not make purchases for CSA use without permission from the Board and authorization by the president.

Road and Trees Report: Ed Dedic reported the roads in general continue to be in good shape. Brining was completed as of Monday, July 15, 2019, and seems to be holding up well. Three major rains have caused erosion since our last meeting. Washouts and erosion from heavy downpours have required surgical grading. This grading has caused some dryness in some sun exposed areas. Per member request, repairs were made to South Ottawa Trl due to standing water after grading earlier in the year. Sticks and debris was cleared from all road surfaces after each rain. The last rain caused a few large trees to fall into the roadway. Rich and Dennis cleaned up the trees and pushed to the road side

2019-20 Road Maintenance Schedule: Ed presented proposed maintenance schedule to the Board based on membership input and action from the annual meeting related to dust and building confidence back with membership. Feedback from board members was that we should not allocate all of the budget to deplete all of the road budget annually. Ed was simply applying what funds are available to typical and previous costs per occurrence as done by a contractor and to provide a Balanced budget in the roads area. Questions arose related to how can we know how much we would spend for snow plowing in what month. Ed responded, it was for budget purposes, not actual spending per month.

Brining and Erosion: Ed reported brining was applied on July 12, 2019 and July 15, 2019. Some heavy rains have caused some erosion and surgical grading was done on the hills of Ottawa, Ridge, Shabacoung, Paubawme, Huron, and Ottawattamie. Next brining application will be August 29, 2019. Grading will be August 27-28, 2019 To prepare for brining.

Tractor Repairs: Ed reported on the tractor repairs he has been putting it off until next year's budget to see where we fall related to budget. Tires, seat and 500 hour Service was done. The estimate was \$750-800. However, after repairs were started, additional issues were found and the total repairs came to \$1,467.73.

Tree Issues: We continue to work with Rod Denning, Forester for Oceana County Conservation District to determine the presence of oak wilt in Cobmoosa. The following was found: *"Plant tissue was collected and tested for the presence of Bretziella fagacearum, a fungal pathogen that causes oak wilt. We used a nested-PCR assay for the detection of B. fagacearum that targets the ribosomal DNA (rDNA) internal transcribed spacer (ITS) region of the fungus. The test was developed by scientists from the University of Minnesota and the U.S. Department of Agriculture Forest Service. **The tissue tested positive for oak wilt.**"*

The sample was taken from a tree at the corner of Shawacoung and Paubawne. It is assumed that other trees in the area with similar symptoms also have oak wilt.

It is recommended by MSU that proper measures be taken to remove and process the trees in the following manner:

1. Trees which have died should be inspected for the presence of bark beetles even though the trees have been cut down. Logs should be especially scrutinized the following spring when mat development is most likely to occur. (here is a Youtube video of this process: <https://youtu.be/juZDBqFwtTI>)
2. Trees with oak wilt should be destroyed. Do not leave infected logs on sites, because the fungus can remain viable for several years.
2. Destroy root grafts by trenching. This severs root grafts between infected trees and apparently healthy trees.
3. Injections of apparently healthy trees with fungicides may help prevent infections or “cure” mildly infected trees, especially those in the white Oak group.
4. Never prune oak trees during the high-risk months of April through June.
5. Be very careful of construction damage, because wounded or stressed trees attract the oak wilt fungus-laden insects.

Separate Trees from Roads : The board member in charge of roads has also been in charge of the trees on either side of the roads which are the responsibility of the CSA. Due to increase of tree diseases affecting different species of trees and trees downed by storms in the Association the costs for tree removal and overseeing the care and removal of trees in CSA has increased. Ed suggested that trees and roads should have a separate budget and be managed by someone other than the board member in charge of roads. It was discussed by the board, and Rick Emerson said he would take on the responsibility of spearheading this with the help of others on the board. It was affirmed that tree diseases are and will be a continuing battle for our community.

It was suggested that a new committee be formed with board members and residents of CSA to combat this issue. This would entail training residents on how to identify tree diseases and assigning residents to canvas different roads periodically for diseased trees in the Association. Between the hemlock, beech, and oak diseases, it is critical that we work together to preserve our association natural environment, but also for our home values as well. Bill Rafail said that he would co-chair the Trees committee with Rick Emerson.

Beach Report: A fire ring taken from Cobmoosa Park was left at north access beach from a member driven cleanup on July 2, 2019. The Board appreciates the effort of residences to clean up the beach. However, at this time due to lack of beach or unstable beach, fires rings and fires are not allowed on the beach or grass dune areas. The fire ring at the park is available to all CSA residences to use to burn debris from the beach or just to enjoy a campfire. A fire ring left on the beach and ash from a fire can be easily washed out into the lake and be a danger to swimmers. A board member returned the fire ring back to the park.

Ed and Rich asked the organizing member to return the ring to the park on Aug 2, 2019. Board Member Rich Campbell returned the fire ring to the park on Aug 6, 2019 after no action was taken.

Bill Raffall asked why there is not a “No Fires on Beach” sign at the South Access as there is at the North Access. It was noted that there was one there at one time but it must have been removed by someone. Rich Campbell said he had a sign and would post it at the South Access. Bill then suggested that the large sign of “Beach Rules” states that fires are allowed. This line should be removed somehow (taped over?). Otherwise there is a conflicting message. For now the “No Fires on the Beach” signs take precedent over the large sign.

Beach erosion continues on the north end of the beach. Residents should be careful walking in and around the debris. Nails, bolts, and old wood from decks, sea walls, and stairs, cables, and wire fencing are all exposed. It was discussed that if a member is to do any dune stabilization work it should be done in accordance with the DEQ or EGLE guidelines https://www.michigan.gov/documents/deq/deq-wb-nps-dss_250615_7.pdf and be within their personal property lines.

Building Report: Building plans to the Bob Lieckfield property at 4295 Ottawa were available for review. No action was taken at this time as we’re waiting to hear that the DEQ has approved the tear down and rebuilding plan for the existing house.

Committees

Park & Entrance: Rick Emerson had nothing new to report.

Social & Event: The Labor Day Coffee on Saturday August 31st at 10:00 am is already being planned. Rich Campbell reported that the donuts have been ordered, and board members have signed up to supply coffee, juice, and other needed items. Also in case of inclement weather, the event will be held at Stony Lake Depot.

Communication: Bill Raffall reported that the CSA website has been kept up-to-date with board minutes, News & Notes items, calendar, and the new board roster. Kudos to Rick Zane as he continues to find events to be posted on the CSA calendar. The CSA eNewsletter is sent when he finds information of interest to the membership. In most cases the items are things that he comes across; occasionally someone will send him an item to post. Based upon “thank you” emails that he receives after a posting, or from comments when he meets members when he is out in the neighborhood, it continues to well received. There are 67 persons receiving the eNewsletter. He prepared two items to be posted on the bulletin board to replace those items removed to make space for the Annual Meeting minutes: A board meeting notice and a notice regarding the new Michigan Fireworks Law. These will be posted when the minutes from this meeting are posted.

Rentals: One additional rental registration has been received since the last meeting. An analysis of HB 4554 was distributed to Board members. (This bill would prevent local governments from banning rentals of less than 30 days, establish a state level system for their

mandatory registration, and permitting some local governments to impose fees. So far, no committee hearings have been scheduled on the bill.

Nature: Barbara Rfaill reported on a July 30th barberry pull along Ottawa. Those who helped out were: Bill and Barb Rfaill, Bruce Vanderveen, and Paul and Cheryl Jordan. They also identified sightings on Erie, Shawbacoung, and Ottawatomie for future pulls. The board thanks them for taking time out of their day to do this important task. Another pull will take place in the fall. Look for a notice of the date and time on the bulletin board at the South Access.

NOTE: Barberry is an invasive plant species that is spreading throughout our association. It shades out our native vegetation and create microhabitats encouraging increases in lyme disease-carrying black legged ticks. Bag plants that have been pulled until dry before burning. You must get the roots. If they are to big to pull, bring it to the attention of Janis Morrison or Barb Rfaill.

Historical: Reminder that historical Cobmoosa information can be sent to history@cobmoosashores.com.

Old Business

Counted Election Ballots: The ballots counted for the 2019 Board elections and budget approval will be stored for one year.

Review and select Paving Contractor: Ed reviewed three paving bids from contractors for the East Erie Trail, Apache, and Tahoe Trail repaving Project. Bidders were Osborne Paving - Whitehall, MI, Rieth Riley - Ludington, MI, and Ace Asphalt and Paving - Grandville, MI

All three bids were traditional asphalt paving and one included an option for chip seal. Ed told the board that chip seal technology has improved over the years and the lower cost option is to Chip Seal the project. It would be about ½ the cost of asphalt and last about 15 years compared to 17-20 for traditional asphalt. Ed spoke with MDOT officials and they said with the light traffic in our association, chip seal could possibly last longer than the stated 15 years. Chip seal may also be a good alternative to grading, and brining the gravel roads as it has been tested and can be applied directly over gravel now. Something to consider for future road work. It was discussed that other areas of common erosion should be considered for Chip Seal of which we could evaluate at a future date. The Board proceeded to discuss the third proposal with the option for chip seal and chose ACE Asphalt and Paving, Grandville, MI to do the chip seal application at a cost of \$16,200 for labor and material. Ed will get (3) references and the Insurance paperwork as well as schedule with ACE for paving to commence as soon as possible.

New Business

Raising membership dues. The Board is finding that managing the Association is becoming more expensive since our last increase in membership. Roads are older. They are getting more damage from storms and seeing more traffic. Tree diseases are becoming an issue and will

take funds to combat. High lake water is requiring repairs to our North access. Finally, repairs and tree removal is getting more expensive. After discussion on this matter, Sara Collins made a proposal to put on the ballot at the next annual meeting to raise membership to \$150.00 for a house on a lot and \$65 for a vacant lot. Bill Raffail seconded the proposal and it was unanimously accepted. If the proposal passes at the 2020 annual meeting, the new dues amount will be collected for the 2020-2021 budget year.

Beach Stabilization: With a little bit of beach we have left, it is time to conserve and preserve the dune grass that stabilizes the remainder of the beach. The storage of kayaks and other items on the beach is causing the dune grass to be less effective at keeping the sand in place when the winds carry it from the waves and water. Some dune grass has died under kayaks which have not been moved the entire summer or has been pulled from the critical dune areas to make sitting areas; this is unacceptable and requires permits from the DEQ or EGLE. Ed proposed new signs promoting a "Pack in, Pack out daily" for all members and guests to prevent more dune erosion and de-stabilization from happening.

Speed Barrels: Bill brought up speed issues on Shawbacoug Trail. Other board members concurred and mentioned Chippewa and Huron as trouble areas. Ed asked if the requested barrel on North Ottawa was helping the speed issues and they said it has. A request was made to purchase more barrels and speed signs for the barrels to be placed on Shawbacoug, Chippewa, and possibly another on South Ottawa. Huron is a narrow street and hard to place a barrel.

The meeting was adjourned at 11:40 am.

The next meeting will be at the Stony Lake Inn, Sept 14 at 10:00 am.

Respectfully Submitted,

Secretary
Janis J. Morrison

