

MINUTES  
COBMOOSA SHORES ASSOCIATION BOARD  
September 10, 2022 9:00 a.m.

*(Members of the public were free to join in at any point in the proceedings)*

CALL TO ORDER: 9:00 a.m.

TRUSTEES PRESENT: Rich Campbell, Ed Dedic (remote due to illness, so voting), Rick Emerson (remote, not voting), Paul Jordan, Dennis McKelley, Tim Pieri, Bill Raffail, and Jack Spoors.

OTHERS PRESENT: Janis Morrison

COMMUNICATIONS:: None

REPORTS:

- **Secretary:**

- August 13, 2022 , meeting minutes

The August minutes have been posted both on the Association website and on the bulletin board for a number of weeks. No corrections were offered to them.

***MOTION: Jack Spoors moved to approve the minutes as written with a second from Dennis McKelley. The motion passed without dissent.***

- Report on the Benona Township Zoning Board's hearing on the proposed short-term rental ordinance.

A number of trustees attended the hearing on August 22. The draft ordinance was unchanged from earlier in the summer. Several proprietors of short-term rentals spoke in favor of 2 to 18 year olds not being counted towards the proposed maximum tenants of 2 per sleeping room plus an additional 2 per sleeping floor. The zoning board will probably pass it later this fall and it would take effect next March.

- HB 4722 assigned to senate [Committee on Regulatory Reform](#)

After stalling in the house for years, this bill has passed the Michigan house and has been assigned to committee. Its main provisions would eliminate local government's ability to regulate short-term rentals. Members wishing to be informed of when it will be scheduled for a hearing should contact the committee to be put on their email list. If it passes it would need to be signed by Governor Whitmer to take effect.

- **Treasurer:**

- Treasurer's Report

As of 08/31/2022 the balances in accounts is as follows:

Checking:	\$36,597.79
Money Market:	\$23,544.03
Cash on hand:	\$ 11.47

### Budget Status 2022/2023

Item	Budget	Spent since Last Report	Balance
Roads	\$24,000.00	\$ 0	\$ 23,779.58
Trees	\$ 2,400.00	\$ 173.93	\$ 2,226.07
Beach and Parks	\$ 3,300.00	\$ 773.00*	\$ 1,972.00
Insurance	\$ 3,750.00	\$ 0	\$ 439.08
Accounts Receivable Clerk	\$ 1,000.00	\$ 0	\$ 1,000.00
Communications	\$ 2,000.00	\$ 0	\$ 2,000.00
Postage and Supplies	\$ 1,000.00	\$ 0	\$ 1,000.00
Miscellaneous Admin	\$ 1,250.00	\$ 66.00	\$ 1,032.00
Legal and Professional	\$ 200.00	\$ 0	\$ 200.00
Taxes	\$ 800.00	\$ 0	\$ 589.57
Social	\$ 600.00	\$ 220.02*	\$ 272.18
Contingencies	\$ 4,180.00	\$ 0	\$ 4,180.00
<b>Total</b>	<b>\$44,480.00</b>	<b>\$ 1,232.95*</b>	<b>\$ 38,690.48</b>

\*Includes payment from petty cash.

Accumulated Surplus: \$29,242.66 (Calculated as statement balances, plus petty cash on hand, plus deposits since statement, plus receivables minus remaining budget minus outstanding checks, also deducted is \$8066 committed from the 2021/2022 budget for road material which is obligated but not paid).

Spending since last report includes \$21.00 from petty cash which is reflected in the budget balances above. \$3.00 was for tire disposal (beach) and \$18.00 was for juice for the Labor Day Coffee (Social).

A final budget report for 2021/2022 is not yet possible since the obligation for road materials is still obligated but not paid.

The Money Market account balance reflects receipt of \$1.00 in interest since 07/31/2022.

We have received just over 65% of dues as of 9/7/2022.

Checkbook balance is reconciled with bank records as of 09/08/2022.

***MOTION: Bill Rafail moved to accept the treasurer's report with a second from Tim Pieri. The motion passed without dissent.***

- **Roads**

Roads are in decent shape despite a few rains and repeated minor washouts. Will do some grading to clean up some washouts in the next few weeks.

The cistern at Paubawme and Ottawatamie Trail was suctioned out recently. It was installed in 2017 and after 5 years was  $\frac{2}{3}$  full of silt. The cost was around \$1,250 to clean it out. It may not last another 5 years but we will monitor it to ensure its longevity. This cost will limit our road rebuilding a bit and we will only be doing 1240 feet x 20' wide from Ridge Trail out Chippewa Trail toward the entrance. This will commence sometime late September early October.

- **Beach, Park and Entrance:**

- Fire pits - fall clean up

These will need to be cleaned out in the next month or so. Volunteers will be sought.

- Potential pickleball court

Tom Boersma has researched the addition of a pickleball court to our park. The most economical plan would involve a "U" shape addition to our basketball court (20' x 20') - primarily to the east. A 30' x 60' surface is recommended for a 20' x 44' court. The cost of concrete, paint and net is estimated at \$6000 - \$9000. This project would be moved forward only if the board or other association members wanted to proceed with consideration for how this court would be financed and managed.

- Port-a-jons:

The port-a-jon at the park will be removed this week, and the one at the south access will be removed at the beginning of October.

- Pack-it-in, pack-it-out

Jack Spoors said that some members had approached him with concerns that the current Board policy placed burdens on members by requiring that heavy personal items be removed at the end of the day. If a group of members were to form a committee to present a proposed change that might lessen those burdens while achieving the policy's objectives, the Board would welcome it.

- **Building:**

- Felgner home construction

This is well under way. The owner asks passers-by to please not trespass. The property is under video surveillance.

- Dedic home construction

Framed in, roof trusses being installed.

- Vanderhof garage construction

Floor poured, walls being framed.

- Barker pole barn

Lot being cleared.

- **Trees:**

- Tree Committee update

The treatment of the hemlocks in the Association's roadways by the Muskegon Conservation District (MCD) is scheduled to take place from September 20 through 23. Janis Morrison reported that she has signed up 68 members who wish to have the hemlocks on their properties surveyed by MCD while another 11 to 15 members have already treated their hemlocks themselves. Taken together, these account for over 50% of the lots in the Association. Members who've signed up will have their trees surveyed starting around September 23.

## STANDING COMMITTEES::

- **Social and Event:**

- Labor Day Coffee and donuts:

A dozen more doughnuts were ordered for Labor Day than were ordered for the other coffees, so some were left over. There also were fewer attendees. Fewer will consequently be ordered for next Memorial Day. The doughnut controversy was also discussed.

- **Communications:**

In August there were 30+ additions to the CSA Calendar by Bill Raifall and other Board members.

3 CSA eNewsletter were sent: describing the procedure for members to sign up for HWA assessment by the Muskegon Conservation District (MCD) to assess the presence and extent of HWA on member property; dates for the MCD to treat CSA property (right-of-way, plats owned by the Association); and dates for MCD to assess the presence and extent of HWA on member property for those members that signed up.

There was one addition to the eNewsletter email group list, and one removal by member request. There are 155 emails addresses in the eNewsletter group.

The website was updated with the August board meeting minutes and 3 News & Notes were added that were postings of the 3 eNewsletters sent

- **Nature:**

Janis Morrison reported that she and Barb Rifaill are planning to pull invasive barberry plants from the Cobmoosa roadways. This was done several years ago, and will need to be periodically repeated if the spread of barberries is to be limited.

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

#### OLD BUSINESS:

- Amerigas fees:

The amount being charged is actually slightly less than Amerigas agreed to charge at the beginning of the season. Under present market conditions, the price is unlikely to go down anytime soon.

- Final reading: Proposal for member financial review

**“Proposed: Each year volunteers shall be solicited from the general membership to review previous year’s expenditures and financial documents and processes. If less than three members volunteer, the Board President may appoint members to this group until the maximum of 3 is reached. If more than three members volunteer, three members shall be selected by lottery at an open board meeting. The three members will meet with the Treasurer and not more than one additional Board member in committee. The resulting committee will report its findings to the Board and the membership not later than the regular October meeting of the Board. The report shall include either general satisfaction with Board practices and expenditures or will provide specific recommendations for future changes. If any specific inappropriate expenditures or practices are found, they shall be included in the report. If one or more members of the committee has concerns not shared by the majority of the members, she/he/they may add a minority report which shall be included with the general report.”**

***MOTION: Tim Pieri moved to approve the above Board policy with a second from Bill Rifaill. The motion passed without dissent.*** Since it is too late to form a committee to review last fiscal year’s procedures, a committee will be formed next year to review this current fiscal year.

NEW BUSINESS: None

OTHER ITEMS FOR DISCUSSION: None

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

ADJOURNMENT: 9:48 a.m.

NEXT MEETING: October 8, 2022

Respectfully submitted,

Paul Jordan, Secretary