

COBMOOSA SHORES ASSOCIATION

Board Meeting

October 12, 2019

Stony Lake Inn

The meeting was called to order at 10:02 AM.

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

Board Members Absent: Rich Campbell, Tom Boersma

Guests: Jill Dedic, Barb Rafail

Communications: No communications were received by the Board.

Reports

Secretary Report: The minutes for the September meeting was posted on the bulletin board at the South access and on the Cobmoosa website. Bill Rafail moved to accept both minutes and the correction. Dennis McKelley 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 \$16,975.49. Total assets on hand are \$51,628.77. Accumulated budget surplus is included in the assets on hand. Total dues received for 2019-2020 is \$6,973.08. Paul Jordan moved to accept the treasurer's report as presented. Dennis McKelley seconded the motion. The treasurer's report was unanimously accepted.

2019 - 2020 BUDGET BALANCES, October 12, 2019

	BUDGET	BALANCE
ROADS	\$20,000.00	\$11,326.33
ROAD PAVING PROJECT	16,200.00	00,000.00
BEACH and PARKS	2,650.00	
1,101.06		
INSURANCE	3,600.00	2,245.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLERK	900.00	675.00
COMMUNICATION	1,110.00	843.00
POSTAGE and SUPPLIES	1,000.00	946.97
MISCELLANEOUS ADMINISTRATION	1,050.00	
790.13		
LEGAL and PROFESSIONAL	150.00	150.00
TAXES	750.00	
551.27		
CONTINGENCIES	405.00	405.00
TOTALS	\$31,615.00	\$19,033.76

ACCUMULATED BUDGET SURPLUS (Included in Assets on Hand)
\$44,403.51

Total 2019 - 2020 dues received to date ——— \$27,918.27

Road Report: Ed Dedic reported the roads have been battered by heavy rains over the past month. Ed re-graded the roads on three different occasions after the rains and saved the association approximately \$3,000. The rain during the first week of October created trenches as deep as 1 foot in some areas. The deep trenches were filled and leveled during the rains while others were left until the rains have subsided and were repaired on October 12.

Beach Report: Beach erosion is increasing rapidly due to recent high winds and waves. Dennis McKelley reiterated that all items left on the beach and in the dune grass as of November 1st will be removed and placed at the entrance to the South access. Also, the porta potty at the South access will be removed at the end of October.

Building Report: Ed Dedic presented the Hardings porch additions at 9224 Erie Trail to the Board. No objections to the design were raised.

Trees Report: This is a report to the Cobmoosa Shores Association Board summarizing the reports received from Rod Denning. Rod is the forester for Oceana County and visited Cobmoosa Shores a few times over the summer in order to identify trees affected by Oak Wilt and suggest possible mitigation strategies.

Rod spent most of his time in the area between Ottawattamie on the south, Shawbacoung on the north, and west of Paubawme. He also visited areas along Huron and Ridge.

At this point, Oak Wilt seems to be confined to CSA lots 70-75. Ten trees were specifically identified as infected with Oak Wilt. Of these, 6 are dead and 5 have already been removed.

In addition, three areas were identified as vulnerable to root graft contagion:

1. CSA lots 70-75
2. To the north of Shawbacoung there are 42 northern red oaks which are on Burmeister property outside the limits of Cobmoosa; none appeared to be infected.
3. Across Paubawme in CSA lots 247-251. These trees were not specifically evaluated but are within the zone of potential root graft contagion.

Finally, there is one suspicious tree further west on Shawbacoung that appears to be on lot 66. A sample from this tree came back negative, but this may be a false negative. If this tree does go on to display Oak Wilt, it opens a new area of root graft contagion.

Rod's recommendations:

1. Consider treating trees on the east side of Paubowme as a preventative to infection.
2. Follow closely the suspicious tree on lot 66.
3. Trenching is not a viable alternative due to the structures that exist in and near the target zones.
4. No recommendations were made for the Burmeister property.

Rod's plan of action (refer to OW_Sites_Map below):

1. Continue to evaluate the **Oak Wilt Suspect Pocket**. Initial testing on the tree along Shawbacoung Trl tested negative for OW. Was it a good sample? Did we test an uninfected branch? Or is it Anthracnose? Test again and be sure Rod is available to collect the sample.
2. In the **Symptomatic Zone** next spring we should look for "pressure pads" on trees dead this year to verify oak wilt.
3. **Root Graph Barrier Zone B**, most of these trees are on private property. No need to treat? Consider identifying trees closest to the OW tree stumps at Spoors property and along road ROW on Association property. Consider treating some with fungicide as a preventative to protect from OW.
4. **Root Graph Barrier Zone C**, did not evaluate, private property. Any trees in the ROW of road that could be treated as a preventative? Need to evaluate.
5. **Root Graph Barrier Zone A**, consider treating some trees with fungicide as a preventative. Treat red oak close to the Symptomatic Zone. I do not see a good option to use trenching in this zone, red oak trees are far apart and building structures are an issue.



Rick Emerson presented a draft of a letter about the Oak Wilt situation at Cobmoosa that will be sent via USP mail to all residents of Cobmoosa along with a firewood advisory which will share best practices about purchasing/storing firewood for use in Cobmoosa. This letter will be sent out by the end of October.

Committees

Park & Entrance: No report

Social & Event: The next social event will be the Memorial Day Coffee on Saturday, May 23d, 2020

Communication: Bill Raffall reported that the following updates were made to the CSA website since our last meeting:

1. September board minutes posted
2. Numerous items added to the calendar

Four CSA eNewsletters were sent.

The Dues reminder note on the Main page has been changed from "Reminder: Payment in full for 2019/2020 [CSA dues](#) is expected by October 1, 2019" to "Reminder: Payment in full for 2019/2020 [CSA dues](#) was due October 1, 2019". The link to the dues page is still active. This reminder will be removed on or shortly after November 1st.

Protective Covenants & Board Permission: There is now a new item under the ABOUT US menu "Board Approval Required For". This links to a new page. The content for this new page is based upon the list that Paul prepared. The content of that page includes links to the covenants/by-laws page. At the bottom of this page is a button allowing the person to download a formatted document.

Rentals: None of the bills concerning short-term rentals have been scheduled for a committee hearing yet. Ann Arbor is among the latest Michigan municipalities that is considering regulation of short-term rentals.

Nature: No report

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

Old Business

- Paving Project:
 - Ed Dedic reported the paving project was completed the second and third week of September on Erie, Apache, and Tahoe Trail. This was completed using a new method called Chip Seal. Chip Seal has come a long way in the past few years and is now commonly used on county roads over old asphalt and groomed gravel. Like asphalt, it has a hard surface, a life-span of 15-20 years, and controls erosion and it looks like stone/gravel. Many residents used the same company to chip seal their driveways, including the Stoney Lake Depot.
- Breakwaters:
 - Last month, Tom Boersma indicated that members with property at the north end of Ottawa Trail were exploring repairing or rebuilding some old breakwaters to the lakeside of their homes. Tom said that the impression was that they did not need new ELGE permits since they were not new breakwaters. An email was shared with the board from Josh Crane, the Land & Water Permitting person for Oceana County, to the effect that new permits would be required. An ELGE publication was also shared with the board concerning building issues along the Great Lakes.
- Dues increase study:
 - A committee was formed to evaluate the increase. Dennis McKelley is the chairperson. Bill Rafaiill and Ed Dedic are members. The committee will report to the Board at the April 2020 meeting.

No New Business

The meeting was adjourned at 11:36 AM .

The next meeting will be at the Stony Lake Inn, Nov. 9th at 10:00 AM.

Respectfully Submitted,
Secretary

Janis J.Morrison