

The COBMOOSA SHORES ASSOCIATION

Board Meeting

May 9, 2020

Virtual Meeting

The meeting was called to order at 9:10 AM. It was held remotely, with member access, due to the novel coronavirus pandemic.

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

Board Members Absent: None

Guests: David Law, Diane Frazine, Jill Dedic, Rick Zane, Lyn Richardson, Phyllis Breidinger, Bev Cavera

Communications: None

Reports

Secretary Report: The minutes for the April meeting were posted on the bulletin board at the South access and on the Cobmoosa website. Paul Jordan moved to accept both minutes and the correction. Dennis McKelley seconded the motion. The minutes were accepted by the Board.

Treasury Report: Sara presented the monthly treasurer's report. Expenses for the month were \$409.80. Total assets on hand are \$48,907.15. The accumulated budget surplus is included in the assets on hand. Rick Emerson moved to accept the Treasurer's report as presented. Tom Boersma seconded the motion. The treasurer's report was unanimously accepted.

2019 -- 2020 BUDGET BALANCES, May 9, 2020

ROADS	\$20,000.00	\$ 8,201.10
ROAD PAVING PROJECT	16,200.00	00,000.00
BEACH and PARKS	2,650.00	805.12
INSURANCE	3,600.00	2,245.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLERK	900.00	225.00
COMMUNICATION	1,110.00	322.00
POSTAGE and SUPPLIES	1,000.00	662.20
MISCELLANEOUS ADMINISTRATION	1,050.00	565.13
LEGAL and PROFESSIONAL	150.00	150.00
TAXES	750.00	4.27
CONTNGENCIES	405.00	405.00
TOTALS	\$31,615.00	\$13,581.82

Road Report: Ed Dedic reported the roads are dry due to very little rain in the past week. Potholes exist and will be fixed in the next week or so preferably after a rain to keep the dust down as well as pack the roadbed immediately after. We are getting quotes on additional material and grading in some of the heavily potholed areas to crown the road to provide better runoff. This crowning helps prevent the potholes from forming. We haven't added material to the roads for a few years because we have been surgically grading and pulling the washed out areas back from the ditches. The money saved from this was used for the paving and chip seal projects in the past few years. We typically wait for spring to do these projects because we just don't know how bad the winter might be for snow plowing. Some years we have spent up to \$9,000 for snow plowing.

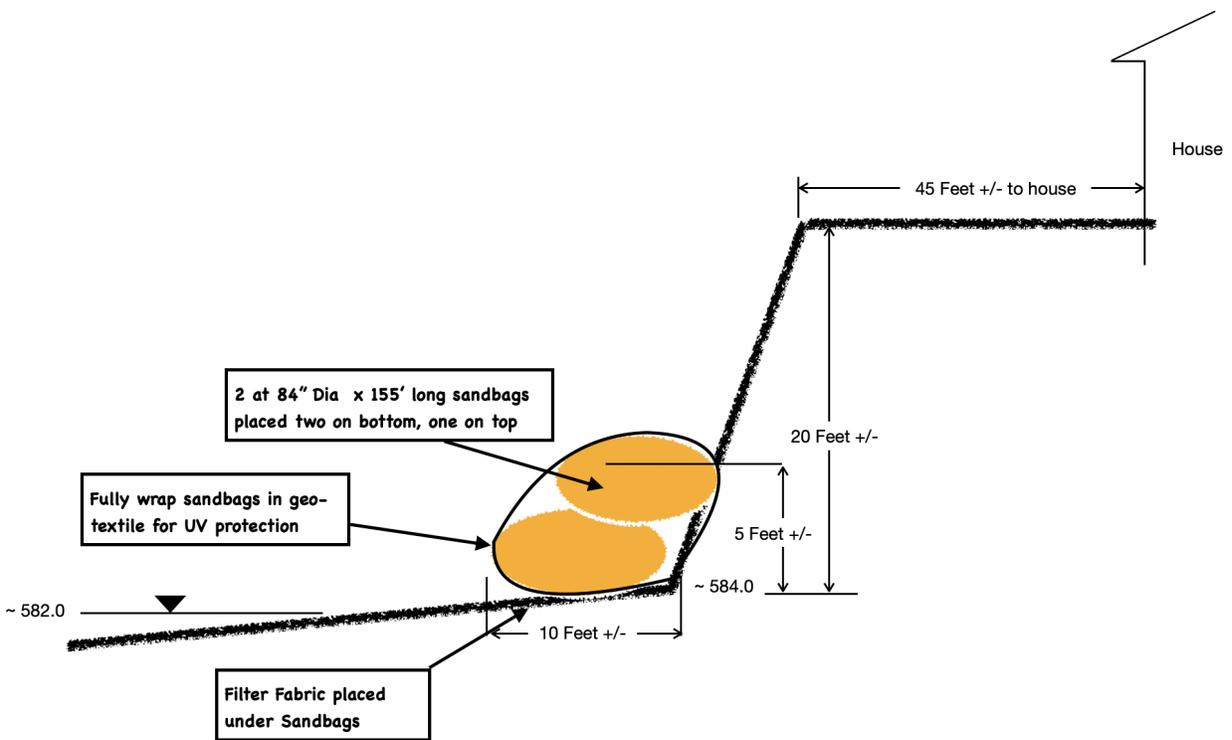
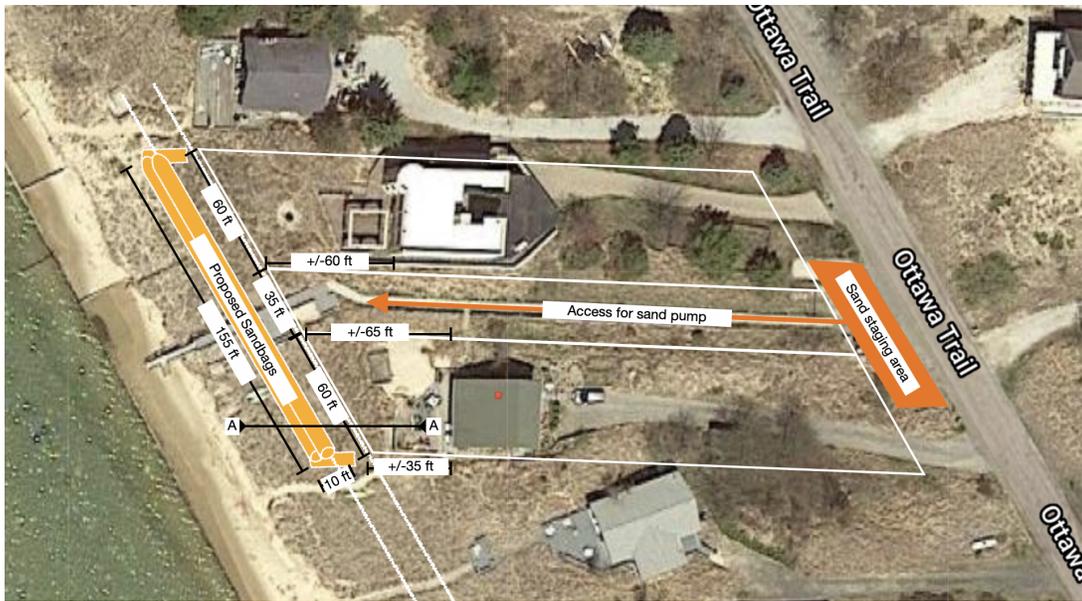
Speaking of snow plowing, even with the snow we had yesterday morning, we think plowing might be done for the season and Ed will be dragging the gravel back to the roadways from the snow piles on the corners in the next few weeks. Lots of gravel up on the side and corners of the roads this year to recover.

Rich Campbell suggested that a mirror should be mounted on a pole to be placed on Erie Trl just past the crest of the hill for vehicles traveling west toward the Lake. This will help drivers to see vehicles coming around the curve. There have been some close calls, and the mirror will hopefully alleviate any accidents. Ed will investigate to determine the best location, if it is possible.

Beach Report: Erosion continues to be a problem at the North access as waves continue to erode the shoreline. More stairs and walkways may need to be removed. We may need a dumpster for the excess beach materials currently stored along the North sidewalk.

Resolution regarding sandbagging:

1. The Board resolves that a sandbagging project be initiated that extends along the Dean, Cobmoosa N. access, and Chien properties.
2. The Board will pay \$3,000 toward the project of an approximate \$9,500 total expense for the 35 feet of frontage of the Cobmoosa property (the North access)..
3. The Board will present to the members at the annual meeting a request to pay the balance of \$6,500 from Cobmoosa funds.
4. That the application to EGLE be approved and submitted to the state as written.



Rich Campbell made a motion for approval of the resolution regarding sandbagging at the North access. Sara Collins seconded the motion. The motion was unanimously approved.

Building Report: There are no new construction projects received at this time. Construction continues on the Liechtfield and Spors properties. Ed has informed us that they have permits to demolish their house at 9095 Shawbacoung. A number of new surveys have been done showing possible sales or building projects in process.

Trees: Rick Emerson reported that three stumps have been removed from the right of way adjacent to Lot 71. Great Lakes Energy has not yet been contacted about dead trees that may threaten power lines. No additional information is available regarding Oak Wilt status.

Paul Jordan made a motion for CSA to purchase 25 Chemjet tree injectors at a cost of under \$320 (\$294 plus tax) to be loaned to members who wish to treat their trees. A \$20 deposit will be required to assure the timely return of the injectors. In the event that they are not returned within 30 days, unless other arrangements have been made, a \$300 charge will be added to the member's dues for the following year. If the injectors are damaged, the member is responsible for any repair costs. The motion was seconded by Ed Dedic. The motion was unanimously approved.

Paul Jordan, Bill Rafaiil, and Rick Emerson will draft a document to be presented to the membership outlining this program, how and which trees can/should be treated, etc.

Committees

Park & Entrance: R & D Landscape maintenance has been contacted and will provide clean up service for the park and the South Beach Access. In addition, they will provide mowing at the Park and the entrance this season.

Social & Event: The Memorial Weekend coffee will not be held. The calendar has been updated to indicate the cancellation of this event.

Communication: Bill Rafaiil reported that

1. The April minutes were posted to the CSA website.
2. Six eNewsletters were sent; the fourth outlined the proposal to "sandbag" the North access and the two properties (Deans and Chens) on either side of the North Access.
3. Five Calendar updates were posted to the CSA calendar including noting that the May board meeting was remote via Google Hangout.
4. Website was updated with the creation of a new COVID19 page.
 - a. page serves as a repository of information related to CSA board actions (similar to Beach Erosion Control page)
 - b. posted information on rental prohibition per Governor's executive order
 - c. posted information about possible social distance guidelines for beach, North/South access points
 - d. posted information that the current plan was for the May board meeting to be a virtual meeting via Google Hangout
 - e. posted information that Memorial Day coffee/donuts may be cancelled
 - f. 1 News & Notes additions
 - g. and possible actions and/or guidelines that might be implemented in the future
 - h. this new page may be accessed from the ABOUT US menu or by clicking on the new button on the Main page
5. Website was updated to note that the May board meeting will be via Google Hangout.
6. Two new members signed up for the eNewslettter; total now is 70.
7. Updated contact information in Master List for these persons.

Reminder: We have a new online form to [update your contact information](#). We have had 14 responses so far. This is in an effort to update our information for a new digital age.

Rentals: Paul Jordan reported that at this writing vacation rentals continue to be banned under the Governor's Executive Orders. It is entirely possible that the ban will continue through the summer. The purpose of this ban is to reduce the possibility of transmission of the coronavirus from high-incidence areas to low-incidence areas of the state (such as Oceana county). Landlords should continue to refrain from advertising or renting their vacation properties until the present emergency has passed.

Nature: Janis Morrison reported that there are no nature field trips or projects at this time.

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

Old Business

Sandbagging at North Access: Refer to Beach Report above.

Dues Increase: Due to increasing expenses—such as road repair, beach erosion, deck destructions, and Oak Wilt Disease—the board discussed the need for a membership dues increase last summer (see August 2019 minutes). Subsequently a committee was formed to evaluate this increase (see October 2019 minutes) consisting of Dennis McKelley (chair), Bill Raffail, and Ed Dedic. Given the urgency of presenting this proposal to the membership at the Annual Meeting, the committee was charged with presenting their findings to the full Board for approval in two weeks. Any dues increase, if approved by the membership at the 2020 annual meeting, will take effect for the '21-'22 billing cycle.

New Business

Social Distancing: Paul Jordan spoke to social distancing guidelines that he presented to Board members online. These guidelines will be posted on the CSA website and on the CSA bulletin board, and sent via the eNewsletter to remind residents that the State guidelines need to be observed in our association.

The meeting was adjourned at 10:28 AM .

The next meeting will most likely be a virtual meeting that all CSA members can attend, June 13, 2020.

Respectfully Submitted,

Janis J. Morrison
Secretary