

## COBMOOSA SHORES ASSOCIATION

Board Meeting

May 11, 2019

Stony Lake Inn

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

Board Members Present: Sara Collins, Rick Emerson, Ed Dedic, Jerry Parise, Dennis McKelley, and Paul Jordan

Board Members Absent: Rich Campbell, Jan Morrison, Bill Raffail

Guests: Jack Spoons, Jill Dedic, Tim Pieri, Paula Strenski

Communications: No Official Communications to report

### Reports

**Secretary Report:** The minutes for the April 13th 2019 were distributed and on the Cobmoosa website. Dennis McKelley moved and Ed Dedic seconded to accept both minutes. The minutes were unanimously accepted by the Board.

**Treasurer's Report:** Sara Collins presented the monthly treasurer's report. So far this fiscal year we have \$12,362 of our \$31,530 annual budget remaining. Total assets on hand were \$60,678. Sara noted that some of the few delinquent accounts were being paid. Jerry Parise motioned and Paul Jordan seconded to accept the Treasurer's Report and the motion passed unanimously.

2018 - 2019 BUDGET BALANCES, May 1], 2019		
	BUDGET	BALANCE
ROADS	\$20,000.00	\$ 5,639.04
BEACH and PARKS	2,600.00	832.26
INSURANCE	3,600.00	3,600.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLERK	900.00	450.00
COMMUNICATION	1,000.00	264.87
POSTAGE and SUPPLIES	1,000.00	804.54
MISCELLANEOUS ADMINISTRATION	1,000.00	325.55
LEGAL and PROFESSIONAL	300.00	300.00
TAXES	700.00	000.00
CONTINGENCIES	430.00	146.00
<b>TOTALS</b>	<b>\$31,530.00</b>	<b>\$12,362.26</b>

**Road Report:** Roads are in good condition - better than many in the township! Planned tree trimming to enable safe passage of larger delivery trucks was completed. Ed introduced a pair of vendor proposals to address the erosion on Ridge Rd. The board supported a proposal to install a pipe to facilitate water drainage estimated at \$2,500, not including permits.

Ed presented vendor proposals for repaving of portions of Erie Trail as well as Apache and Tahoe trail. Apache and Tahoe Trail as well as the East side of Erie Trail have not required serious maintenance for the past 20 years. These roads are paved due to the inclines and watershed that would cause serious erosion and make them impassible. Members along Apache have been maintaining cracks and surface with filler and patch reimbursed by the Board over the years. However, after 20 years it needs to be resurfaced in order to get another 20 years of life. If we allow the road to get any worse, it will need to be ground up and repaved at a much higher cost than resurfacing. The board agreed to take the next step to gain membership approval for funding in line with our By-Laws. Paul Jordan motioned and Sara Collins seconded to move forward with membership approval which was approved unanimously. This funding allocation item will be on the 2019 ballot for membership vote.

Ed also discussed costs related to additional tree cleanup after recent storms and the need for an updated evaluation for Oak Wilt affecting portions of the Association.

**Beach Report:** A team of Board members installed supports for the steps at the North Access which were at risk due to Erosion, a big thank you to Rich Campbell, Rick Emerson and Ed Dedic! It looks like this will be a high water year with reduced beach sizes. Members are asked to be considerate of each other and the dunes whenever possible.

**Building Report:** Jack Spoons presented his plans for changes to his A-Frame building. Carol Hallas had requested time to discuss a privacy fence but was not at the meeting. A discussion about solar power installations took place. Rick will seek guidance from the Township.

### **Committees**

**Park & Entrance:** Rick discussed having the parks and accesses cleaned-up in anticipation of the Memorial Day Coffee. He will also present changes for the entrance sign that reflect updated Covenants.

**Social & Event:** Board discussed preparations for the Memorial Day Coffee.

**Communication:** From Bill Rafail in absentia: On the Board of Trustees page (ABOUT US/BOARD OF TRUSTEES, <https://www.cobmoosashores.com/board-of-trustees.html>) the first paragraph was updated. The new information is "The Board of Trustees meets on the second Saturday of the month from April through November, at 10 am at the Stony Lake Inn. The minutes for all board meetings are posted on the bulletin board at the South Entrance and on this website." All board meetings are open to the CSA membership. If a change in date or time or location is deemed necessary by the board, the change will be posted on the bulletin board at

the South Entrance and on this website. Additional changes were made to improve usage via links and to update dates etc.

**Rental:** Paul reported doing a review of online sites to find Rental properties advertised that may not yet be registered as required by our By-Laws. He found 12 new ones and sent the owners notifications of the need to register. Two of these have since registered. All have been sent laminated copy of the abridged rules for posting in the rental units.

### **Old Business**

The Memorial Day coffee will be held May 25th at 10:00AM at Cobmoosa Park.

The Board discussed candidates to fill the expiring Trustee terms of Sara Collins, Paul Jordan and Jerry Parise. Sara and Paul said they will seek another term. Jerry decided he will not. Additional candidates will be solicited. It was noted that we have sent the membership communications asking for volunteers to run for the Board.

### **New Business**

Jerry asked that a note be added to all future annual communications to remind members that **“Properties used for Rentals are a commercial use which according to our By-Laws requires Board Approval. Approval can be gained via the Rental Registration process.”**

Jack Spoors discussed the potential removal of 2 trees on Comboosa Property adjacent to his. The Board agreed to investigate their removal and vendors will be sought.

A discussion was held to review the first years administrative usage of the Google services by the Board for communications, files, sharing, presentations, etc. A renewal at a slightly higher monthly fee was approved.

A motion was made by Ed and seconded by Jerry to adjourn the meeting. It was approved and The meeting was adjourned at 12:17am.

The next meeting will be at the Stony Lake Inn, June 8, 2019 at 10:00 am.

Respectfully Submitted,

Jerry Parise  
Secretary for the day.