

Cobmoosa Shores Association
Board of Directors Meeting
May 12, 2018

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

Board Members Present: Mike Maloney, Jerry Parise, Sarah Collins, Paul Jordan, William Raffail, Rick Emerson

Guests Present: Rick Zane, Diane Frazine, Barbara Raffail

Minutes of October 14:

Sarah Collins provided the following additional comments for the October minutes:

Jerry Parise raised the issue of stop sign on Chippewa where it meets Huron. Discussion ensued, but no decision was made.

A suggestion was made to discuss the advisability of a late charge for dues that were delinquent. Additional discussion will be held in the spring.

Jerry Parise moved to accept the minutes with additions. Paul seconded. Motion passed.

Treasurer's Report:

The treasurer's report was provided indicating a balance in checking of \$38,627.32 as of May 12. In addition, the Money Market Account has a balance of \$21,274.51 for total assets of \$59,901.83. All line items of the current fiscal year are at or below the amount budgeted so far.

Liens have been placed on two property owners by our attorney because of multiple years of unpaid dues. The possibility of foreclosure was discussed but it is unclear if that is an option since the association cannot accept ownership of the property.

Jerry moved that the rates of our dues be posted on the website under the "About Us" section. Mike seconded. Motion passed.

Paul moved that "An assessment of \$25.00 per lot to cover collection expenses shall be assessed on overdue balances as of November 1st of each year." Sarah seconded. Bill moved that the motion be tabled until next meeting. Sarah seconded. Motion to table was passed.

Roads:

It was noted that a broken road sign was repaired. Substantial work has been completed in the last week to repair our roads. There is a spot on Shawbacoung and a spot on Chippewa which are in deep shade and the ground is still frozen and will need further attention later in the spring.

The issue of the stop sign on Chippewa and Huron was discussed. It was recognized that there is excessive dust at this point and traffic calming would be desirable. Board members commented that problems with a stop at that point would include compliance, noise (primarily from trucks starting from a stop) and potentially headlights at night. Jerry will contact Ed Dedic for alternative methods of traffic calming that can be considered in addition to a stop sign.

It was noted that snow removal this year totaled \$5280. This is roughly double last year's expenditure.

Beach:

It was noted that the North Access stairs were repaired and rerouted by Rich Campbell, Dennis McKelley, Mark Bucek, and Harvey Ostrander. Movement of unused stair sections from the north access site was on the agenda but not discussed since members present were unaware of the reasons for moving them.

Building:

The Board is unaware of any new building projects that are pending. Rick Zane asked the status of the property on Apache. The board explained that drawings were submitted last fall and approved. We expect construction to begin this spring.

Communications:

A draft of the annual newsletter was shared with the board this week over e-mail. The only known error is that the date of the annual meeting was listed as 2017 instead of 2018. Bill will provide a final draft to the board this week and then will have it printed and delivered to Sarah. Sarah will contact board members and other interested parties to stuff envelopes with the newsletter, biographies of board candidates, and the new parking stickers.

Bill will begin work on a new edition of an electronic newsletter to include information about the need to stay on paths at the beach in order to protect dune grass and the danger of tunneling into the sides of sandbanks as well as other issues.

Park and Entrance:

Rick will contact a landscape contractor to have the leaves and other winter debris cleaned up from the park in advance of the coffee.

Mike will organize a beach cleanup event for the day of the coffee. The association will obtain several "grabbers" which can be used to pick up the beach that will provide some relief to aging backs of volunteers.

Mike will pick up donuts for the coffee. Sarah and Rick will brew coffee. Rick will check on the supply of paper products and replenish as needed. Jack will provide a canopy again.

Old Business:

Google collaborative project: At least 2 board members (Rick and Paul) have not yet established their accounts in the new project. The links provided in the past have apparently become invalid due to their delay in signing up. They will contact Ed to gain assistance needed to sign up.

Bill noted that for some reason he is now unable to see documents on the drive.

Jerry asked if a very brief instruction sheet can be prepared to do basic things.

Members were encouraged to use the tutorials provided.

New Business:

We now have 6 property owners who are running for 3 full terms and one partial term that was vacated with Jan's resignation. It was decided that the candidates with the top 3 number of votes would fill full terms, and the candidate with the 4th most votes will serve out Jan's term.

Rick suggested that board members begin thinking about whether or not any restrictions on the establishment of solar arrays is needed within the association. He will contact Bill Airy to determine if Benona Township has established any guidelines on this issue.