

COBMOOSA SHORES ASSOCIATION

Board Meeting

June 8, 2019

Stony Lake Inn

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

Board Members Present: Rich Campbell, Jan Morrison, Sara Collins, Ed Dedic, Bill Rifaill, Dennis McKelley and Paul Jordan

Board Members Absent: Rick Emerson, Jerry Parise

Guests: Jill Dedic, Rick Zane

Communication: No official communication to report.

Reports

Secretary Report: The minutes for the May 11, 2019 were posted on the bulletin board at the South access and on the Cobmoosa website. Bill Rifaill moved to accept the minutes. Paul Jordan seconded the motion. The May minutes were accepted by the Board.

Treasurer's Report: Sara Collins presented the monthly treasurer's report. Expenses for the month were \$2,324.01. Total assets on hand are \$59,369.67. Accumulated budget surplus is included in the assets on hand.

Sara announced that we have the fewest members ever who still owe membership dues at this time of the year. It is believed that assessing a late charge of \$25.00 per invoice has helped to get the dues on time. Also, all monies received from original road sign silent auction proceeds has been put in the road budget. Dennis McKelley moved to accept the treasurer's report as presented. Paul Jordan seconded the motion. The treasurer's report was unanimously accepted.

A discussion was had about the importance of having enough funds to be able to handle any future catastrophe like high wind damage or a tornado destroying association property. It was decided to bring up this concern with the membership at this years annual meeting in July. We would propose a study committee to do an assessment to determine our financial needs. We would ask members of the association to volunteer for the committee.

2018 -- 2019 BUDGET BALANCES, June 8, 2019

	BUDGET	BALANCE
ROADS	\$20,000.00	\$ 4,939.04
BEACH and PARKS	2,600.00	512.26
INSURANCE	3,600.00	3,600.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLERK	900.00	150.00
COMMUNICATION	1,000.00	264.87
POSTAGE and SUPPLIES	1,000.00	793.54
MISCELLANEOUS ADMINISTRATION	1,000.00	72.54
LEGAL AND PROFESSIONAL	300.00	240.00
TAXES	700.00	000.00
CONTINGENCIES	430.00	146.00
TOTALS	\$31,530.00	\$10,718.25

ACCUMULATED BUDGET SURPLUS (included in Assets on Hand) \$57,091.03

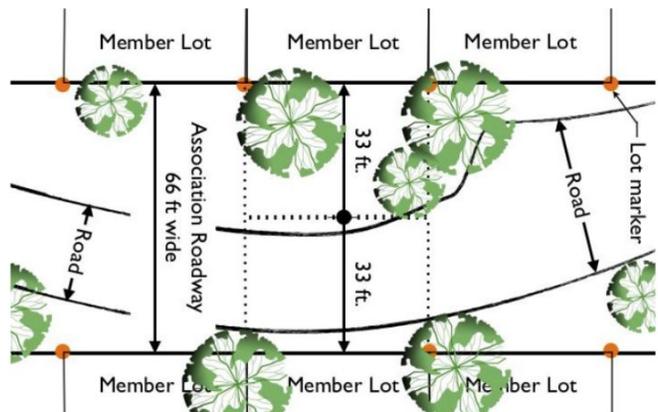
6 properties with unpaid dues -- \$1,271.89, one with lien.

Road Report: Ed Dedic reported the roads are in good shape. Hallack Contracting completed the erosion control work on Ridge Road. A new concrete drain to divert water to the bottom of the hill was installed the fence put back up for a cost of \$2,500. Over the memorial day rains, the fence had fallen into the ravine and Hallack was on-site Tuesday after Memorial Day to complete the work as approved by the board. A galvanized steel grate has been purchased for \$105 to be installed at the top of the drain for safety.

As a courtesy, Hallack graded the roads while they had their new large grader in the association, however, the size of the grader was quite big for the roads and may have caused some piles on the edges, humps in the middle as well as cutting into some lawns. Board members cleaned and up and raked this back into the road in most areas.

Ed also reported that by this time, we would have normally brined the roads with calcium chloride to keep the dust down. Brining has not been done at this time due to the regular rainfall keeping dust to a minimum. In addition, as soon as we brine the roads all filling of potholes must be done by hand as grading will destroy the brine effect. Ed will monitor the weather forecasts, road dust and determine timing for the brine to be applied.

Reminder: The Cobmoosa Shores Association Board provides maintenance and upkeep on all roads in the association. The roadway consists of 66 feet of road, shoulder, trees, shrubs, plants and grasses. Members are asked to keep area between the road surface and property line maintained. Cutting of live trees or shrubs should be approved by the board. If members are unsure, contact a board member.



Beach Report: Rich Campbell reported that since there is very little beach at the North Access and really none elsewhere in the association, there will be no fires allowed on the beach and of course no fires in the dune grass along the beach. He suggested that we remind members that they should remember to use the fire pit at the park.

Building Report: Rich Campbell reported that at this time there is no building or proposed building happening in Cobmoosa Shores.

Committees

Park & Entrance: Rich Campbell reported that the park and entrance will be maintained by R and D Lawn Care. They have provided their insurance documents.

Social & Event: Rich Campbell announced that the Memorial Day Coffee was a great success due to the invitation of the Jeltema family who own the Stony Lake Depot. Because of a soggy and muddy park, they offered their store to house the coffee on short notice. The Jeltema's are also willing to make the space available for coffees when needed due to weather. On behalf of the board and the membership, we thank them for saving the day and offering their store in inclement weather.

Rental: At the April board meeting, it was suggested that registered renters should receive a laminated copy of the rules for renters with the parking sticker on the reverse side. The intention would be that renters would put it on the dashboard when they park at an access and, in the process, have an opportunity to read the rules. A prototype was presented to the board. It was suggested that it should be larger--closer to 5" by 7"--so as to be easier to read. This will be taken into account, and copies distributed to all registered landlords.

Communication: Bill reported that the website was up-to-date with the board meeting minutes and news items sent via the eNewsletter posted in the appropriate sections of the website. The Annual Newsletter has been finalized and distributed to the board via email. It is ready to be copied and mailed this coming week.

Nature: No Report.

History: This committee is just getting started, please send your pictures with stories to history@cobmoosashores.com

Old Business

Updates were reported by Ed Dedic, Sara Collins and Bill Raffail on the preparations for annual newsletter and ballots going to membership. There will be a "stuffing" meeting at Janis

Morrison's home on Tuesday June 11th to get all communications ready to be mailed to the membership.

New Business

No new business was on the agenda.

The meeting was adjourned at 11:03.

The next meeting will be the Annual Meeting at Benona Township Hall at 7169 W. Baker Rd, Shelby, MI 49455 on July 13th beginning at 10:00 am. The monthly Board Meeting will follow the Annual Meeting. All Cobmoosa members are invited to attend.

Respectfully Submitted,

Secretary
Janis J. Morrison