

**COBMOOSA SHORES ASSOCIATION  
Board Meeting**

June 13, 2020, Virtual Meeting

The meeting was called to order at 9:00 AM.

**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:** Lyn Richardson, Tim Huls, Rick Zane, Jill Dedic

**Communications:** Janis Morrison shared a thank you card from the Shea family for a card sent expressing our sympathy for the passing of Bill Shea, a resident of Cobmoosa Shores.

Bill Rafail reported that he responded to Linda VanSprange's comment received yesterday via the Contact Us form on the CSA website. She requested to have the list of candidates made available via the opt-in eNewsletter for residents to see. Bill replied via email this morning that the eNewsletter sent June 1 had addressed this very issue. It announced that (1) the Annual Meeting newsletter was being printed and would be mailed by early next week and that (2) a copy of that newsletter had been posted on the website on June 1. The Annual Meeting newsletter available for download from the CSA website is an exact copy; the candidates running for the board and their bios are available by the means she requested.

**Reports**

**Secretary Report:** The minutes for the May meeting were posted on the bulletin board at the South access and on the Cobmoosa website. The Board moved to accept the minutes.

**Treasury Report:** Sara presented the monthly treasurer's report. Expenses for the month were \$7,542.61. Total assets on hand are \$41,665.35. Accumulated budget surplus is included in the assets on hand. Dues received since May 9, 2020 are \$299.00. Bill Rafail moved to accept the treasurer's report as presented. Dennis McKelley seconded the motion. The treasurer's report was unanimously accepted by the Board.

**2029 - 2020 BUDGET BALANCES, June 13, 2020**

	BUDGET	BALANCE
ROADS	\$ 20,000.00	\$ 5,208.69
BEACH AND PARKS	2,650.00	53.12
INSURANCE	3,600.00	2,245.00
ADMINISTRATION		
ACCOUNTS RECEIVABLE CLERK	900.00	225.00
COMMUNICATIONS -- \$102.50 to CONTINGENCIES	1,110.00	0,000.00
POSTAGE AND SUPPLIES	1,000.00	222.50
MISCELLANEOUS ADMINISTRATION	1,050.00	565.13
LEGAL AND PROFESSIONAL	150.00	
TAXES	750.00	
CONTINGENCIES	405.00	302.50
<b>TOTALS</b>	<b>\$31,615.00</b>	<b>\$ 8,976.21</b>
ACCUMULATED BUDGET SURPLUS (included in Assets on Hand)		\$44,403.51

**Road Report:** Ed Dedic reported the roads are in good shape. Heavy rain last week washed out some areas a little. It was not bad enough to grade and disturb the brine, reminder that any grading will disturb the brine

and cause dust. The rain this week however, did more damage and required some surgical grading. Tried to not grade too much so as to not disturb the brined surface. Rain came immediately after and helped reactivate the brine. We will see how the brine holds up once the roads dry out.

We planned on starting the Road Crowning Project this Spring. Road crowning is building up the center of the road to allow water runoff to the sides keep the water from pooling and allowing puddles to form. Puddles soak the road and create soft spots which when traveled on the potholes get formed. If the water can run off the road to the side, it is a slower flow and does not have momentum to carry material. Roads that are well drained remain hard packed and are less likely to form potholes. One wrinkle in our plans is a current shortage of asphalt millings due to highway projects being on hold during COVID and we were unable to get the project done before the brine application. We will attempt to get this project completed before the next brine applications (currently scheduled for July 1, 2020) and cover costs with this year's budget.

Ed mentioned that some have suggested on more than one occasion that we have "a professional" grade and maintain the roads. He said that our experience with the large equipment leaves more than desirable amounts of debris at the sides of the road and no recovery of material from washouts is put back on the road, it is simply replaced with new material. New material cost about \$27-35 per yard. This adds up over time and is unnecessary.

#### **Beach Report:**

- The fire pits have been unlocked and 2 will be distanced from each other at the south access.
- Parking stickers for 2021-22 (green and white) will be ordered in the fall so that they will be ready to hand out in early 2021. Sara will retrieve the name of the supplier from the old invoice.
- An application to EGLE for another beach sandbag project is being prepared for 4077 Ottawa Trail. The board has asked that the approved EGLE plans be presented to the CSA board for approval. The board is requiring that the tires placed earlier this year be completely removed from the shoreline prior to any sandbag construction.
- We're encouraging members to help remove trash from the beach, especially boards with nails, etc. The items can be placed at the Southwest area ahead of the car parking area (golf cart area).

#### **Building Report:**

Rich Campbell submitted a proposal with a drawing from Mary Browning (4069 S. Ottawa Tr.) of a stair ramp to be installed on the beach front of her house to allow access to the beach. Paul Jordan moved to approve Mary Browning's project to extend steps to a platform, as submitted to the board and modified. (Plans were revised to include a removable ladder from the sandbag to the lake.) The motion was unanimously approved by the Board.

#### **Trees:**

- Rick Emerson has continued to play phone tag with Great Lakes Energy regarding tree removal. Therefore there is no plan in place for tree removal at this time.
- Tree damage at Ridge and Ottawa will be removed. Branches will be consolidated from other areas on Erie and Shawbacoung Trail to Ridge for chipping.
- The Oak Wilt Treatment Kit equipment has been purchased and is available to any member for use. Members wishing to use this should contact Paul Jordan ([paul.jordan@cobmoosashores.com](mailto:paul.jordan@cobmoosashores.com)).

### **Committees**

**Park & Entrance:** There is no update regarding the park and entrance.

**Social & Event:** Unfortunately due to the pandemic, there will be no July 4 parade this year nor the ice cream social at the park.

**Communication:** Bill Raffall reported the following items:

1. The May minutes were posted to the CSA website.
2. 6 eNewsletters were sent, 1 Calendar update was posted to the CSA calendar.
3. The website was updated.
  - a. A notice that the Memorial Day coffee was cancelled was posted in News & Notes and the event removed from calendar
  - b. News & Notes page additions: possible social distancing guidelines, Benona Twp road and recreation 5 year plans, Oak Wilt Injection Program
4. The Annual Meeting newsletter was prepared.
  - a. Copies were printed and delivered to Rich Campbell
  - b. A copy was posted on the website for download; a notice was added to this page that while the downloaded newsletter is an exact copy of what was mailed, the ballot and proxy are only available with the mailing.
  - c. Sent a special eNewsletter that
    - i. The Annual meeting while planned to be in person might be remote; if remote, details will be announced
    - ii. Announced availability of Annual Meeting Newsletter on website
    - iii. The June board meeting would be remote, how folks can “attend”
5. Two new members signed up for the eNewsletter; total now is 74
6. Updated contact information for 4 members

**Rentals:** In the last month, one landlord renewed his registration for another three years. Since the governor has not renewed her ban, vacation rentals are permitted as of 6/12/20. Landlords are reminded that the Association requires that for safety reasons all rental units must be registered with the Board.

**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](mailto:history@cobmoosashores.com). Just simply send an email with attached pictures with who, where, why and when description.

### **Old Business**

**Annual Meeting July 11:** This meeting will be a virtual meeting. Paul Jordan made a motion to hold the meeting virtually which was unanimously approved by the Board. It is as follows:

In accordance with Governor Whitmer’s Orders and due to a need to protect the members of the Cobmoosa Shores Association during the ongoing novel coronavirus pandemic, the following minimal changes will be made for the 2020 Annual Meeting:

- Members and trustees will participate in the Annual Meeting and organizational meeting online and by telephone through Google Meets.
- Members will be informed how to access the meetings by email (where possible), by letter, through the Association’s website, and by public posting.
- All voting for ballot proposals, budget approval, and the election of trustees will be by proxy with no nominations taken from the floor.

### **New Business**

**Newsletter and voting proxies:** Mailing sent on June 5. Board candidates: Rick Emerson, Ed Dedic, Tim Huls, Tim Pieri, Linda VanSprange.

**Amerigas Annual check point:** Gas price negotiation: Working through final process on our final proposed negotiated price of \$1.49 per gallon. Waiting for Amerigas final management agreement on this. The \$250 connection charge to the Cobmoosa Central System includes the first 100'. Fence around the tank including the gate is scheduled to be completed this month. All pipe and connection markers are in place. Since the COVID-19 shutdown, Amerigas has made the corporate decision to no longer have local offices for the public to visit, they will now be call center driven. Calls to the 877-421-7760 number will be routed to Roklin, CA or Raleigh, NC.

### **Question & Answer Opportunity**

*regarding ballot proposal for completing reimbursement for sandbag project:*

**Question:** A comment was addressed from member Henry Schemper (received by email): *"I'd like to know what the process was for determining that the association paying for one-third of the beach erosion project at the north entrance? Is there something in the by-laws or a precedent that made this a necessary association expense? While I fully understand the two property owners, Dean and Chien families, doing this work I do not see how the association should be financially responsible for making their beach work more effective for their personal properties. We are simply looking for clarification, because the monetary amount this time is relatively small but looking forward we could be throwing good money after bad if we continue fighting this battle."*

**Answer:** The Association only proposed to reimburse for a cost of the project for Cobmoosa's 35 feet of frontage (or about \$9,500). The project was necessary to preserve the value of the Association's property, which was being threatened by approximately 12 feet of erosion each week. It was done to fulfill its general fiduciary obligation to the membership (the 35 feet of the north access is owned by the membership) to preserve the future availability of the North Access. The Association will not pay for any part of the cost for the Dean's and Chien's share of the project. On the contrary, those members understand that they will be liable for the remaining share of the Association's cost (approximately \$6,500), if the ballot proposal does not pass.

**Question:** Tires on the lakeshore by the second property to the north of the North Access. Mr. Schemper's email contained an inquiry regarding the status of the placement of the tires, whether or not they were legal, and whether or not the Association (or other authorities) had attempted to address it.

**Answer:** The Association has sent letters telling the member to remove the tires, as has the state Department of Environment, Great Lakes, and Energy (EGLE). The Association does not approve of debris or junk being placed on the beach by anyone. This has also been a topic discussed at every board meeting this year and a topic discussed at the video conference held in February on Beach Erosion.

**Contact Information:** Please update your contact information on CSA Website or <https://forms.gle/ejEma59QAYXGEsYy8> Thank you.

The meeting was adjourned at 10:32 AM.

The next meeting will be the remote organizational meeting, July 11, following the Remote Annual Meeting.

Respectfully Submitted,  
Janis J. Morrison  
Secretary