

MINUTES
COBMOOSA SHORES ASSOCIATION
SPECIAL BOARD MEETING
June 26, 2021

CALL TO ORDER: 9:02 a.m.

MEMBERS PRESENT: Tom Boersma, Rich Campbell (president), Ed Dedic, Rick Emerson (vice president), Paul Jordan (secretary), Dennis McKelley, Tim Pieri

GUESTS PRESENT: Tim Jeltrema, Kevin Kelly, Rick Schlagter

PUBLIC COMMENT: None at this point in the agenda, though several throughout the rest of the meeting.

OLD BUSINESS:

- **Preparation for the Annual Meeting**

Rich suggested that presentations by others than trustees should be limited to 3 minutes and timed, with 1 minute for responses. The status of unpaid dues remains the same. One packet has been returned regarding a property whose ownership may be limbo due to the owner's death, dues for another lot may be paid in connection with its purchase closing. Ed presented some information that he has come across in the course of investigating records pertaining to the formation of the Association, some of which may not have been available to the attorney in the formulation of her opinion. Ed and Paul reviewed their planned presentation surrounding the attorney's opinion. Their work has not yet been finalized, since they may have different perspectives on some matters pertaining to the attorney's opinion.

OTHER BUSINESS:

- **Insurance Coverage:**

After the previous meeting, Rick Emerson had provided trustees with electronic copies of the business insurance and commercial liability documents to review due to a price increase. Directors' liability coverage was not included, so Rick brought a copy of the policy so trustees could examine it. In addition, several trustees had commented that the business insurance seemed not to be a good fit in terms of what types of losses it excludes and what we would want to be covered. He will be working to find a good commercial insurance broker to find coverage that is a better 'fit' for us.

- **Roads:**

We have had 7 inches of rain in the last two days, with more on the way. Given that, the roads are in good shape with no parts impassable. Ed reported that it would be some time before he can start to repair the damage because the tractor is in the shop. In the meantime, if we were to try to hire the repair work out, we would almost certainly be unable to find a company because everyone will be busy after the rain. Because of the rain, it will not be necessary to brine the roads prior to the Annual Meeting, which will save about \$2,000 out of the current year's budget.

NEXT MEETING: Annual meeting July 10, 2021 (with regular July meeting to immediately follow)

ADJOURNMENT: 10:19 a.m.

Respectfully submitted,

Paul Jordan, secretary