

## COBMOOSA SHORES ASSOCIATION BOARD MINUTES

September 10, 2016  
The Stony Lake Inn

The meeting was called to order at 10:00 a.m.

**Members Present:** Rich Campbell, Paul Jordan, Sara Collins, Jan Morrison, Rick Emerson, Bill Rafail, Ed Dedic and Mike Maloney

**Members Absent:** Jerry Parise

**Guests:** Kevin Kelly

### Reports

**President's Member Communication Report** - Rich Campbell read a complaint from a resident who had a concern about a golf cart being driven improperly. Rich communicated with both parties. Also there was a complaint about a dog bite. A letter will be sent to the residents owning the dog asking them to display a sign on their property warning residents about the dog.

**Secretary's Report** - The minutes for the August 13, 2016 were posted on the bulletin board at the South access and on the Cobmoosa website. Rich Campbell moved to accept the minutes, and Mike Maloney seconded the motion. The minutes were unanimously accepted.

**Treasurer's Report** - Sara Collins presented the treasurer's report. A total of \$3,691.17 from dues and Cobmoosa paraphernalia sales was deposited into the checking account this past month. Disbursements for the past month were \$31,536.95, \$30,000.00 of which was money transferred to CSA's Huntington Money Market account per a motion passed at the August 13, 2016 meeting. Checking account balance is \$31,520.33 as of September 10, 2016. Total assets on hand as of September 10, 2016 were \$93,720.50. Communication and Social will be added as line items to the 2017 budget. It was also decided that the board would offer, via a letter, a payment plan for a property owner who is behind in dues. Paul Jordan moved that the treasurer's report be accepted. Bill Rafail seconded the motion. The treasurer's report was unanimously accepted.

**Road Report** - Roads were heavily damaged after over 6 ½" of rain fell in a 24 hour period. Repairs have been made and a few touchups will be needed to ensure we are in good shape for the winter plowing season. The washouts showed us some areas that need improvement to help control water in heavy rains. Ridge Trail was eroded more than the usual washouts and exposed some needed repairs. Kevin Kelly, Association Member, was in attendance and voiced concern over the quality of the repair and the potential need to widen the road. Kevin measured other parts of Ridge and found it to be 8-10' narrower around the bend than on other parts. Ed Dedic stated the repair was temporary and would be looked into further as part of a larger plan to control water runoff.

The heavy rain caused significant damage on Ottawa Trail from South of Apache to North of Erie. This area was already under study to determine best cause of action to control runoff and shore up road bed. Some paving at the end of Apache to line up with Ottawa would help the runoff and control the erosion happening on Ottawa. Other areas were also repaired by Hallack Contracting which took one crew an entire day to complete.

#### Brining:

We applied one extra heavy brine application this year just before Memorial Day. This enabled the roads to remain fairly dust free all summer due to the intermittent rains re-activating the brine. Kevin Kelly mentioned he applied water at the four corners near his cottage to re-activate the brine on dry days. This corner is heavily traveled. More will be done to control dust in these areas in the future.

#### Signs:

Street and Directional Sign Project is complete as approved by the board. The next phase is the safety signage (speed, directional control, motion, dangerous crossings, etc).

Packages for residents to choose from for house numbering, names and identification. These will be available for purchase and will be made upon order.

Old Cobmoosa wooden street signs were available via silent auction at the annual Labor Day coffee. \$111.00 was raised to offset the costs of the new signs. Look for more signs to be available for auction at the Memorial Day coffee.

#### Plowing and Salt Barrels:

Ed Dedic will negotiate with our contractor for snow plowing and arrange for the salt barrels to be filled for the 16-17 snow season.

**Beach Report** - Rich Campbell reported that the port-a-pot at the North access will be removed this month, but the one at the South access will not be removed until mid October. Mike Maloney reported that the fire pits which are still being in use, will not be removed from the beach until mid October.

**Building Report** - Rich Campbell reported that there is no new construction happening in the association. However, there is a lot on W. Huron Trail where trees have been removed and the owner is planning to build. Also, lot 90, which has a house on it, has been bought and the owner plans on removing the structure and build at sometime. Rich wants to remind residents that if they are building, they need to notify the board of their plans. The building committee consists of Rich Campbell, Ed Dedic and Jerry Parise. They would be the best board members to contact. Ed will be contacting the new owners on W. Huron Trail who are removing trees for building purposes.

## Committees

**Social and Events** - Mike Maloney reported that the Labor Day Coffee was a great success. There was a good crowd, and residents were able to purchase Cobmoosa paraphernalia,

check out the Cobmoosa Plat Map, learn about the newly revised CSA website, be reminded of a nature walk coming up the Saturday, September 10th (sadly cancelled due to rain), and enjoy juice, coffee, donuts and fellowship. Mike also said that the Sand Sculpture Contest held later that day was also a great success and lots of fun, especially since we have some beach. There were 8 contestants. To see the winning sculptures and the designers go to the CSA website, click on About Us and then click on New & Notes.

**Park and Entrance** - Rick Emerson reported that the entrance looks good, and thanked Jack Spoor for preparing the Cobmoosa park for the Labor Day Coffee. Mike Maloney reported that a split rail fence will be installed by the Cobmoosa Park parallel to the road to define the parking area.

**Communications** - Bill Rafail reported that there will be a mailing to residents mid October which will discuss changes in the website, road improvements that will be needed and done next year, nature walks in the spring, rental registrations, and proposed covenant changes to be voted on at the 2017 annual meeting. It was decided that the Annual CSA Newsletter should be sent out earlier preferably right after the April board meeting, because of issues that will be on the ballot. Sara Collins asked that the budget also be defined earlier, too. Bill also reported that a new item under the ABOUT US menu has been added, "Rental Registration Program". It is a one page summary of the program with the "Rental Registration Program form". The summary states that the program is "mandatory" not "voluntary" as incorrectly reported in the Annual Meeting 2016 Newsletter. Lastly, a PDF for the summary and form can be downloaded from the site. Directions to the membership are included on the page: download the form, complete it, and deliver the completed form to any board member or mail it to the SA postal address. As of the time of the meeting Rick Laven had not completed this update.

**Covenants** - Bill Rafail and Paul Jordan, a committee appointed by the Cobmoosa Shores Association board, moved that the proposed revision which includes the amendment to the main motion of Section 6(c) Restricted or Prohibited Activities of the Protective Covenants should be referred to the membership for their approval. After Board discussion the motion was unanimously accepted. Bill and Paul also moved that the revisions of Section 9(d,f,g and h) Beaches should be referred to the membership for their approval. After board discussion and the addition of "by the association" added to 9(g), the motion was approved by the board. Bill made a motion that the definition of the CSA beach stated in Article 2 of the By-Laws also be included in the Covenants section 9(a) Beaches. Section 9(a) is being separated from Section 9(d,f,g and h) because no membership approval is necessary. Paul seconded the motion. The board unanimously accepted the motion. The two proposals have been added at the end of the minutes as an addendum.

### **Old Business**

Resident, Jack Spoor at a previous meeting asked the board to post a no smoking sign on the South access deck. The board discussed the proposal. Since the deck area is outside and smoking is allowed on the beach, it was decided that a no smoking sign will not be put there, and that members bothered by the smoke will need to voice their own objections to those who are smoking on the deck.

## **New Business**

**Ballots and Voting in July 2017** - This was discussed in the communication report above. Next Board Meeting will be October 8th, at 10:00 am at Stony Lake Inn.

Meeting was adjourned at 11:54 a.m.

Respectfully submitted,

Janis J. Morrison  
Secretary

Addendum: