

MINUTES
COBMOOSA SHORES ASSOCIATION BOARD
October 9, 2021 9:00 a.m.

CALL TO ORDER: 9:00 a.m.

TRUSTEES PRESENT: Tom Boersma, Rich Campbell (president), Sara Collins (remotely), Ed Dedic (vice president), Rick Emerson (treasurer), Paul Jordan (secretary), Bill Raffail, Tim Pieri.

TRUSTEES ABSENT: Dennis McKelley

OTHERS PRESENT: Mike Churchill, John Collins, Jill Dedic, Mark Hendrickson, Kevin Kelly, Janis Morrison, Barb Raffail, Susan Polk, Rick Schlagter.

COMMUNICATIONS:

Dan Rouser sent an email to trustees complaining of a political display and what he perceives as the dangerously deteriorated condition of a structure on a member's property adjacent to the Association's entrance. Paul Jordan responded to the email pointing out that the Association does not have the authority to restrict speech, especially on members' personal property. Mr. Rouser was urged to discuss his concerns with the member who owns the property.

Bill Raffail received an email from Linda Van Sprange with 3 questions for the board two days before the meeting. He forwarded this email to the full board the same day. Paul Jordan replied to Linda via email addressing her questions the following day.

REPORTS:

- **Treasurer:**

- Report from 9-11-2021 (For the detailed budget report, see the minutes for the September meeting)

It was somewhat routine. Everything was normal. There was a negative balance on the insurance line item, but it was resolved by a refund from the Cincinnati insurance company due to our changing insurance carriers. Yesterday, another refund check from the Cincinnati company was received, but will not be added to this year's income because it was paid out of last year's budget. It will be reflected by an addition to Savings and the Accumulated Surplus.

- Report from 10-9-2021

As of 09/30/2021 the balances in accounts is as follows: Checking: \$26,211.86; Money Market: \$21,329.27; Cash on hand: \$26.73

Budget Status 2021

Item	Budget	Spent since Last Report	Balance
Roads	\$ 24,000.00	\$ 3,208.15	\$ 6,636.30
Trees	\$ 2,400.00	\$ 596.15	\$ 1,803.85
Beach and Parks	\$ 3,000.00	\$ 876.71	\$ 640.29
Insurance	\$ 3,750.00	\$ 0	\$ 267.00
Accounts Receivable Clerk	\$ 1,000.00	\$ 0	\$ 1,000.00
Communications	\$ 2,000.00	\$ 0	\$ 2,000.00
Postage and Supplies	\$ 1,000.00	\$ 0	\$ 846.51
Miscellaneous Admin	\$ 730.00	\$ 66.00	\$ 237.23
Legal and Professional	\$ 200.00	\$ 0	\$ 200.00
Taxes	\$ 800.00	\$ 0	\$ 595.55
Social	\$ 600.00	\$ 0	\$ 296.11
Contingencies	\$ 5,000.00	\$ 0	\$ 5,000.00
Total	\$44,480.00	\$ 4,747.01	\$ 18,389.84

Accumulated Surplus: \$33,261.36 (Calculated as statement balances, plus petty cash on hand, plus deposits since statement, plus receivables minus remaining budget minus outstanding checks).

The Money Market account balance reflects receipt of \$0.87 in interest and a service charge of \$3.00 since the last report.

As of 10/7/2021, 37 members have not yet paid their dues and accounts receivable are \$6992.00 or about 16% of our projected budget. Last year at this time, we had 42 members who had not paid their dues as of 10/2 for about 18% of the projected budget. So we have essentially the same delinquency as last year. Last year I prepared a reminder of the balances for the members and we got a fairly good response. I have asked Lyn Richardson to add a reminder to the facebook page. Perhaps a News and Notes reminder would also be appropriate.

Checkbook balance is reconciled with bank records as of 10/07/2021

MOTION: Made by Tim with second from Bill to accept the September and October. Passed unanimously.

- **Secretary:**

- Minutes of the September 11 meeting (These have been posted for weeks on both the bulletin board and website.)

MOTION: Bill made the motion to accept the September minutes and Ed seconded. Passed unanimously.

- **Roads:**

- Road Signs

Road Signs for Please Slow Down have been placed for over a month and have been working. There are still some offenders but on the whole people are abiding by the signs. We will be removing the signs and storing them for the snow plowing season.

Rick Schlagter doesn't like the proliferation of cones reminding people to obey the speed limit.

- Road Repairs - Preparing for Winter

We have taken the blown sand from all the paved areas and cleaned the pockets and narrow passages for snow plowing. Erie Trail has been repaired from the years of erosion. The ditch on the north side of the eastern slope was almost 18" deep. 3-8" limestone was used to hold back any rushing water that carried materials down this hill in the past. The rain water can no longer get a running start and will be slowed every 8-10 feet. Sand between the rocks is used to soak in the rain before it would collect and run.

Rick Schlagter said there are a lot of pot holes at the eastern end of Chippewa after Paubawme that need to be addressed.

- **Beach:**

- Repair of lower stringers at South access--completed by Tom Boersma
- Firepit cleaning

Getting close to time when they'll need to be cleaned out and pulled up.

- Port-a-Jon's--removal soon

- **Building:**

- Lot 002 | S Ottawa Trl - **Courts** | At siding and finish stone stage
- Lot 121 | E Ottawattamie Trl - **Jones** | Basement is poured, Framing has started
- Lot 342 | W Erie Trl - **Vander Werp** | Interior mostly complete, Landscaping work

- **Trees:**

- Tree Committee update

The Tree Committee met September 23 and agreed to meet via Google Meets monthly on the 3rd Thursday of the month with the goal of presenting a report to the board at its April meeting on the status of Hemlock Woolly Adelgid (HWA) in Cobmoosa, what treatment can and should be done, and how best to communicate this information to the membership. A treatment plan for HWA infected trees on Cobmoosa right-of-way will be developed and members will be informed how best to treat trees on their property.

An Excel spreadsheet will be developed to serve as a database of where infected trees are located, how and when they have been treated, and so forth.

A new page will be developed for the CSA website which will serve as a repository for information on tree problems such as Oak Wilt, HWA, and others. It, along with the CSA eNewsletter, will serve as the primary means to communicate to the membership about tree issues.

Paul Jordan and Ernest Ryan have been tagging trees that are infected and need immediate attention.

- Hemlock Woolly Adelgid active treatment update

Some hemlocks are already distressed enough to require immediate treatment. Ernie Ryan has surveyed the larger hemlocks on CSA property and identified those that are already distressed. A pesticide, dinotefuran, is effective and fast acting (though not as long acting as imidacloprid). Paul Jordan is in the process of applying it as a bark spray on the distressed trees, and has sprayed 26 trees to date along approximately ½ of the CSA's roadways. Care is being taken to make sure that the amount of dinotefuran does not exceed the maximum allowed per year per acre.

- Oak Scorch

There is oak scorch in Cobmoosa, which is different and less severe than oak wilt though it also will result in premature leaf drops. Great Lakes Energy will be taking down a few trees in the next month on Ottawattamie and the south end of Ottawa.

COMMITTEES:

- **Park and Entrance:**

Some members have suggested building a pickleball court at the park. Members are invited to submit a proposal to the board.

- **Social and Event:** Nothing is planned prior to the Memorial Day Coffee.

- **Communications:**

Bill Raffall reported that in the month of September there were 5 website updates, 2 News & Notes added, 48 additions to the CSA Calendar, and 4 eNewsletters sent. One of the website updates was the addition of a link to download the original Deed Restrictions to the page where members can download the By-Laws and the Covenants. That page is now called "Covenants, By-Laws, Deed Restrictions" and the menu item in ABOUT US to access this page is named the same.

- **History: Tell your Story!** history@cobmoosashores.com just send an email with a picture attached and explanation of who, what, where, when. No update.

OLD BUSINESS:

- Amerigas pricing change
- Benona Township short term rental ordinance

Planning commission will be discussing it Thursday at 7:30pm. According to Bill Airy, there will be no updates but it is an opportunity for input.

- Defining advertising for rental as commercial activity

MOTION TO TAKE THE MOTION OF 9/11 OFF THE TABLE: Tom moved, and Ed seconded it. 5 in favor, 3 against, and 1 abstention. Motion passed. Discussion ensued regarding the original motion. Although it was not specified in the motion (below), Tim's intent was to provide a criterion that would prompt a letter to members who advertised rentals on VRBO or AirBNB that they were engaged in a "commercial activity" that is prohibited in the deed restrictions.

Original Motion from September 11: "Advertising for rentals is commercial activity." Originally moved by Tim Pieri, with a second from Ed Dedic. Ed Dedic and Tim Pieri voted in favor. Rich, Bill, Rick, Paul, and Tom voted against. Sara abstained. The motion failed.

NEW BUSINESS:

- Emergency board remote meetings, if needed

Paul Jordan said that although the board cannot meet between the scheduled November and April meetings the Association sometimes encounters crises or critical opportunities between those meetings. In the past, time-sensitive critical decisions have been made via email, which is a violation of the Open Meetings Act's requirement that decisions should be made in public with the opportunity for public input. He suggested that in the future in such situations the board should make any decisions in a virtual meeting with public notice and accommodation for public comment that satisfies the spirit of the OMA. While the OMA no longer permits remote meetings (except under specific circumstances), this would at least be consistent with the spirit of the act.

- An "Association of Associations" to discuss common concerns with the lakeshore property associations

Rich noted that he had received a call from Gary McKeen from the Little Point Sable Association concerning limited 911 coverage for the properties along the lakeshore. Gary wondered if some discussion among and between the associations might be appropriate to address this situation.

Bill reported that he had a discussion with a friend who has a place in Cheyenne Hills. The Cheyenne Hills Association is concerned about short term rentals and wondered what CSA was doing. Bill summarized our concerns and actions to date and then shared the information about the proposed township ordinance. The concept of an "association of associations" was then discussed where representatives from each association along the lakeshore would meet to discuss common concerns such as short term rentals, tree diseases and treatment, 911 coverage, etc. Bill agreed to present this idea to the CSA board, his friend agreed to do the same for the Cheyenne Hills board.

Bill agreed to serve as the point person for these discussions with the other associations.

OTHER ITEMS FOR DISCUSSION:

- Please update your contact information on CSA Website or <https://forms.gle/ejEma59QAYXGEsYy8>

NEXT MEETING: November 13, 2021, 9 a.m.

ADJOURNMENT: 10:13 a.m.

Respectfully Submitted,
Paul Jordan, Secretary