

COBMOOSA SHORES ASSOCIATION BOARD MINUTES
June 10, 2017
The Stony Lake Inn

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

Members Present: Ed Dedic, Jerry Parise, Paul Jordan, Sara Collins, Bill Rafail, Jan Morrison, Rich Campbell, Rick Emerson

Members Absent: Mike Maloney

Guests: Bruce Vanderveen, Jack Spoons, Mike Brown

Reports

Secretary's Report: The minutes for the May 13, 2017 were posted on the bulletin board at the South access and on the Cobmoosa website. Jerry Parise moved to accept the minutes. Ed Dedic seconded. The May minutes were accepted by the Board.

Treasurer's Report - Sara Collins presented the treasurer's report. The total assets on hand as of June 10, 2017 were \$95,068.68, which includes \$36,825.60 from the checking account and \$58,243.08 from the money market account. There is a dues credit balance of \$29.36. Jerry Parise motioned to accept the treasurer's report. Rick Emerson seconded. The treasurer's report was approved by the Board.

Road Report - Ed reported the roads in general are in good condition. Recent rains have surfaced a few potholes and have caused some wash out in the usual areas, however not as much in the past due to using asphalt millings over the past few years as well as some banking and berms in high washout areas to direct water. Spot grading will be required to not disturb the brined surfaces.

A large oak tree in lot 71 is dead as reported by member Jack Spoons. Ed will contact Great Lakes Energy for removal as it threatening power lines.

Leaching basin work at Paubawme and Ottawattamie should commence the week of June 19, 2017.

Beach Report - Rich Campbell reported for Mike Maloney that we were not able to secure a security guard to be at the beach accesses during the 4th of July weekend. Therefore CSA members need to be vigilant and aware of those who should not be in Cobmoosa.

The placement of the fire rings will be along the lakefront park beach where there is enough space to serve as a firebreak between the rings and the dunes grass and not too close the water. Since there is little beach at the south access, the rings will be placed further north.

Jerry Parise suggested that we look into building a kayak slide next to the stairs at the accesses to make it easier to get kayaks up and down from the beach. The Board thought it would be a good idea. The cost of such a device will be investigated.

Building Report - Rich Campbell, after discussion with the board, clarified that new building owners begin paying dues once the house has a roof, windows and locked doors.

Committees

Social and Events - The social committee is finalizing the preparations for the Fourth of July Parade and Ice Cream Social. There will be a parade starting at the Cobmoosa Park and returning to the park. An Ice Cream Social will follow. Jan Morrison explained a project that CSA Board is sponsoring that will enhance the importance of keeping the Great Lakes safe. It will be explained at the social and Cobmoosa's residents can choose to help to bring attention to this cause. The project is called the Cobmoosa's Blue Marble Initiative.

Park and Entrance - Rick Emerson reported that the entrance is looking good. Plants are thriving. Ed Dedic said the Cobmoosa Park clean up took place on May 20th. He and Jack Spoons were the only two who came to help. The board recognized that May is a hard time to get volunteers since many have not returned or are

busy doing clean up on their own lot. Jerry Parise moved to get an estimate from JBJ Lawn Service to maintain the park in the spring and fall. Paul Jordan seconded the motion. The board passed the motion.

Communications - Bill Raffail gave an extensive report.

- 1) eNewsletters
 - a) Bill Raffail reported that there are now 39 members that have opted in to receive the CSA eNewsletter.
 - b) Based upon Paul Jordan's suggestion, Bill now adds the CSA website banner to the top of the eNewsletter. Paul commented that even though the subject line of the email identified the email as the CSA eNewsletter, some recipients might still be confused. The fact that the email is sent to/from Bill and blind copied to the recipients added to the confusion. (Using BCC is to ensure that the privacy of the recipients is preserved. He never have asked if it is okay to publish email addresses.)
 - c) In most cases the content of eNewsletters are subsequently posted on the News & Notes section of the CSA website. Exceptions are ...
 - i) Linda VanSprange's request to use the eNewsletter to publicize NextDoor. Bill felt obligated to honor her request to send the information re NextDoor after an exchange of a few emails with Linda; however he also felt that posting it on the website would imply board endorsement even if a disclaimer had been included.
 - ii) Anything that has a "short life", that is any item that would be over in a few days after posting.
 - iii) Anything that promotes a sale. For example, Bill received a request to post information for a yard sale. He referred that person to the physical CSA bulletin board at the south access and to NextDoor.
 - d) What is sent?
 - i) Anything that seems to be of general interest to the membership. It is a subjective decision but if a board member wants something sent, just let Bill know.
 - ii) Bill is now adding a line at the top of the eNewsletter that identifies the source of the information.
- 2) CSA Website
 - a) Jill Dedic now has her own Contact form on the CSA apparel page. Data from that page is sent directly to her.
 - b) The general Contact Us page ...
 - i) Now has a new item in the drop-down list "Ask About CSA Apparel".
 - ii) All board members now receive data from the Contact Us page. When a board member acts upon an item received from the Contact Us page it is important that s/he informs the rest of the board what s/he has done.
 - c) News & Notes page
 - (1) What is posted?
 - (a) Anything that seems to be of general interest to the membership. It is a subjective decision but if you want something sent, just let Bill know.
 - (b) eNewsletters with the exceptions noted above.
 - (2) Bill is now adding a line at the top of each posting that identifies the source of the information:

Submitted by Member Name

Posted month date, year

The board discussed the pros and cons of preparing newsletters for mailing, that is, stuffing the envelopes, adding mailing labels, and delivering the same to the post office, versus contracting with a company that can print, fold, and mail the newsletters for the board. Bill agreed to get competitive bids for that service.

Covenants - Rick Emerson said that for now the work on the Covenants' discussion and revisions are done. The membership has received the ballots for vote at our annual meeting on July 8th. There was discussion about the wording in Covenant 6c that a member brought to the board. The non-street legal vehicles are described as "golf cart and similar vehicles". The board agreed the the most important thing is whatever vehicles are used in Cobmoosa are to obey the speed limit and be driven by a licensed driver. Any other determination will be at the Board's judgement.

Rental - Paul Jordan said the committee met to consider the purpose and requirements of the board's resolution on rental registration, and to identify the steps necessary to implement it. So far, five rentals have been registered.

The ultimate goal of the rental registration process is to provide a harmonious environment for both CSA members and renters. The production, distribution, and posting of expectations (i.e., the rules document) derived from the Protective Covenants is seen as a crucial tool for achieving this, along with guidance for how aggrieved neighbors might personally respond if they experience problems with others (whether renters or CSA members). The fact is that the same expectations embodied in the Protective Covenants equally apply to everyone in Cobmoosa Shores, whether they are renters or members.

There seemed to be consensus that the rental registration process ought to be designed to effectively communicate those expectations, and promote the effective and efficient resolution of any complaints that occur. There is no support in the committee for relying on coercion to achieve compliance.

The Board also discussed a letter from a member concerning late night noise from a renter next to his property. All members saw emails from all parties. The Board sympathized with the owner and is promoting all involved to continue talking to resolve the issue.

The list of registrants will be prepared with a list of known properties for rent in order to identify landlords who have not registered their properties. After the rules document has been written, a letter will be sent out to the non-registrants asking them to register. Whether or not they register they are encouraged to post the rules, and include the rules in their rental contracts. A 'thank you' letter will also be sent to those landlords who have registered their rentals.

Old Business

Movie Request Letter - Mike Brown, a resident of Cobmoosa, previously sent a letter to Rich Campbell requesting that his daughter, Nikki Brown, be allowed to make an independent live short film using the grounds of Cobmoosa. He was invited to the June board meeting to discuss the parameters of the project. Jan Morrison provided several questions that were important to have answered before agreeing to the production being filmed on Cobmoosa's property. The shooting of the film will take place the first 2 weeks in June of 2018. There will be 12 people involved in the movie, 9 crew members and 3 actors. There will be no more than 5 vehicles including a U-Haul truck. The crew and actors will be staying in two homes in Cobmoosa as guests. They will be using a generator, but only when necessary. They will be filming in the Brown's house and driveway, and on the beach. They plan on shooting a few night scenes, but will agree to respect a designated time to stop shooting. There will be no car races, simulated gunfire, or pyrotechnics involved. The producers will provide CSA with proof of insurance assuring that they assume all responsibility for any damage to property or injuries to residents. Jerry Parise made a motion to allow the film. Paul Jordan seconded the motion. The board passed the motion. There was some difference of opinion on whether we want Cobmoosa Shores Association to be in the credits. The vote on that will come at a later date.

Annual Meeting Agenda, Presentation, Voting, Ballot Counters - Jerry Parise and Ed Dedic will be working on the order of the agenda and the visual presentation of the meeting. Anyone involved with presenting at the meeting should get their visuals to them at least a week before the meeting. Rich Campbell is arranging to have two people who are not members of the board count the ballots. They will not be members of the Board. Rich also advised that we have several blank ballots available for those who need them at the meeting.

Barb Raffail's Letter About the Plant Cutting -Barb wrote a letter concerning the cutting of plants along the roads of Cobmoosa. The letter raising concerns that such cutting can destroy the natural plant life leading to it never coming back, opening up the area for invasive species, and leading to less protection for animals. Barb was unable to speak to the board as planned. Bruce Vanderveen, who shares Barb's concerns, attended the meeting to discuss Barb's letter. He explained the importance of preserving the natural species on the grounds of Cobmoosa along the road and especially the dune grasses along the dune roads. He also described the 3 kinds of dune grasses in our association. Ed Dedic assured him that we have stopped cutting the sides of the road except where it obstructs visibility. We also have stopped putting down any chemical to kill off roadside foliage. Bruce appreciated that effort. (On a side note at a previous meeting Ed mentioned that often in the winter, the snow plows damage the vegetation on the side of the roads.) It was also decided that Bruce will make a presentation at the next meeting about the importance of protecting the dune grasses. He will provide photos or maybe even live example of the leaves of the 3 dune grasses to help member distinguish the differences.

New Business

Parking Stickers for 2018-2020 - Rich Campbell has contacted Linda VanSprange about ordering parking stickers for 2018-2020. It was decided to order 1,000 stickers. They are to be a different color than the present ones. They will be sent out in the Spring 2018 newsletter.

Implementing the Election Results - The covenants committee will handle the results. They will make any required changes, and spearhead the process of notifying the county.

Policy for Member Comments at the Annual Meeting - It was decided that anyone who speaks needs to give their name, address and if possible lot number before speaking. They will be reminded to keep their comment to no longer than 3 minutes.

**The Annual Meeting will be held at Benona Township Hall on July 8th at 10:00am
The next Board Meeting will be July 8th directly after the Annual Meeting.**

Meeting was adjourned at 11:40AM

Respectfully submitted,

**Janis J. Morrison
Secretary**