

## COBMOOSA SHORES ASSOCIATION BOARD MINUTES

June 13, 2015  
The Stony Lake Inn

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

**Members Present:** Rich Campbell, Bruce Kelly, Sara Collins, Rick Emerson, Jan Morrison, Mike Maloney, Jerry Parise, Ed Dedic, and Neil Kimball.

**Members Absent:** None.

**Guests:** Mary Beatty and Bill Rafail

### Reports

**Secretary's Report** – The minutes from the May 9 Board meeting were unanimously approved and were previously posted.

**Treasurer's Report** – Sara Collins presented the treasurer's report and indicated that the financial report received from DeLong & Brower was well received. Thanks to Jerry Parise for making the arrangements for that report. Rick Emerson moved and Bruce Kelly seconded a motion to accept the treasurer's report which was unanimously accepted.

**Road Report.** Ed Dedic mentioned that brining was done on May 21 and all roads except Erie Trail were treated. Erie Trail will be included in the brining next time. Millings were delivered to fill potholes. There are some trees that need to be taken down that threaten either the propane tank or power lines. Ed then presented samples of the proposed Cobmoosa Shores entrance sign with various quotes. It was approved to proceed with ordering the entrance sign with a budget of up to \$1,000.

**Beach Report.** There will be no fire pits this year due to the lack of available open beach. Rich Campbell reported that the lower portion of the North access stairs are almost in the water and they might have to be removed if they are at risk. He also mentioned the beach needs a good cleanup.

**Building Report.** There are no new building plans to report.

**Committees.** There was no report from the Communications Committee. The Park and Entrance Committee determined that the park needs to be mowed and arrangements will be made to clean up the park. .

### Old Business

**Social Committee.** The Social Committee reported that the July 4 parade will take place and there will also be a s'mores day on August 1. No sand sculpture contest will be held this year

due to the lack of beach. The guards will be in place for the 4th of July weekend and Mike Maloney reported that he is waiting for the agreement with respect to the beach guards.

### **New Business**

Jerry Parise moved and Ed Dedic seconded a motion to adopt a proposal for registration of rental properties at Cobmoosa Shores beginning for the 2016 season. A motion to amend the main motion was made by Rick Emerson and supported by Jerry Parise to remove from the proposal the references to attached exhibits. The motion to amend passed unanimously. The main motion to adopt the registration of rental properties passed with all members voting in favor except for Bruce Kelly and Rich Campbell. The proposal as amended is as follows:

1. Beginning for the season of 2016, the Board of Directors on behalf of the membership will require residents who wish to commercially rent their property to register with the Board. Registration will be required regardless of the number of days or weeks the property is to be rented.
2. Registration must be renewed annually. If formal complaints have been received by the Board from either other resident/owners or renters, they will be discussed with the Rental Owner at the time of renewal.
3. The Rental Owner will provide a blank copy of their rental agreement with the submission of their registration form.
4. The Board will establish a simple recordkeeping system to track registrations and any associated complaints received.
5. The Board will provide a laminated document describing the Protective Covenants relevant to renters and other temporary residents. These are the same rules all residents follow, but will recognize that some rules have no relevance to renters (e.g. – building requirements). These rules will be prominently displayed in each rental unit.
6. All rental agreements will include a copy of these rules and a signature line for the guest to sign that they acknowledge the rules.

Neil Kimball will bring additional ballots for the annual meeting and Rich Campbell reminded the Board that we will need ballot counters other than those individuals who are up for re-election.

The next meeting date will be the Board meeting on July 11 after the annual meeting at the Benona Township Hall.

The meeting was adjourned at 11:15 a.m.

Submitted by:

A handwritten signature in blue ink, appearing to read 'N. Kimball', with a stylized flourish at the end.

Neil L. Kimball, Secretary