

COBMOOSA SHORES ASSOCIATION BOARD MINUTES

June 14th, 2014
The Stony Lake Inn

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

Members Present: Rich Campbell, Sara Collins, Jerry Parise, Mike Maloney, Bruce Kelly, Rick Emerson, Luanne Voss and Don Laven

Members Absent: Neil Kimball

Guests: Rick Zane

Reports

Secretary's Report – The minutes from the previous meeting were reviewed by the Board, and posted on the website and at the South beach entrance. The minutes were accepted by the Board.

Treasurer's Report –

- Sara Collins presented a budget update.
- Sara reported that the bank has removed the fees they had assigned to our account after Sara discussed the issue with them. It was suggested that we have more than one board member with access to the on-line account information.
- The board discussed hiring an accounting firm to review the association financial processes and give recommendations. Jerry Parise identified a CPA firm who will work with us.
- Sara also discussed making updates to the Membership list and for improvements.

Rick Emerson moved and Lu Voss supported the acceptance of the Treasurer's report.

Road Report –

- Don reported that all the roads had been graded and brined except where noted in next few sentences.
- Don discussed that new construction on Erie Trail had impacted the road surface. He would wait until the construction heavy work was completed before doing a grade and brine there. Rich noted that he had discussed this with the home owner who agreed to make repairs following heavy construction period.
- The board received an email from Larry Zink about lack of brining on the south end of Pawbuwme. Don said he would have the area brined in the future.
- All Parking signs have been put up for the season.
- Board members received parking violation notices to be used to alert offenders.
- The Board also discussed the new parking permits which were distributed in the annual mailing. The topic of how many per house was discussed along with a distribution of extra permits for Board members to hand out as needed to members who requested them.

Beach Report.

- Mike reported that the fire pit at the North access had been absconded. The Board did not plan to replace it at this time.
- A Beach Clean-up was conducted after the Memorial day coffee. Very successful event.
- The board discussed concerns received about people putting their cigarette butts in the slots between the deck boards.
- Mike reports that the Port-a-jons were installed and being cleaned weekly.
- Rick alerted the board that he had removed the rotting top boards from an older picnic table at the Park. He proposed that we could repair it or dispose of it since we recently purchased new tables for the Park. The board agreed to dispose of the table.
- The Board agreed to hire a local firm to do yard maintenance on the Park, Entrance and other shared areas.

Building Report.

Rich discussed progress on several new and remodeled cottages. Other than the Road impacted discussed in the Road report no other concerns appeared at this time.

Committees.

The Social Committee reported:

- Plans continue for another July 4th Parade. Information on even would be shared and would follow same timing and plan as last year. The board agreed to again fund the flags and ice cream for the event.
- The committee also reported some category changes for the Labor Day Sand Art contest were being finalized.
- A suggestion was made that an additional event such as a Marshmallow roast should be added to the social calendar. Mike will bring that feedback to the committee for vetting.

The Communications committee:

- Welcomed member Rick Zane to the team.
- Jerry outlined that the Official sites for CSA information distribution would be the existing Web Site. The CSA Facebook page would be the sponsored location for members to share informal information.
- Questions were raised about a mailer inviting members to an on-line community site. Jerry outlined that there are many only of those types of sites and members can join what they like but the official CSA Web Site and the Facebook site would be used for CSA formal and informal communication supported by the board.

Entrance Committee:

- Again an extensive discussion about the Parks and Entrance was conducted.
- Rick outlined the options that had been considered and identified the vendor that would do the upgrade work.
- Plans for the Entry Enhancement were provided for members to review and discussions on the plant types and maintenance needs filled the air. The Board agreed with Rick's presented design, plant mix and overall proposal and approved funding.

Old Business

Signage. No Update

Parking Permits. Permits were sent out in the annual mailer.

By-Law and Covenant Proposal Committee: Rick Presented an update of the progress of the committee so far. Rick mentioned that after lots of discussion and debate the team was focusing in on some key thoughts and ideas for proposed changes. He said that the group agreed that the “neighborly” feel of CSA should be maintained but that we needed a path to resolve the occasional exception issue. Also discussed was the role and need for enforcement of exceptional rule violators. The committee was going to take up those topics at their next meeting date (June 28th). The board greatly appreciated the thoughtful considerations and person effort the committee was putting into these concerns for the membership.

Board discussed and verified the posting of a security guard at Beach accesses for 4th of July holiday weekend. Proposed time will be 11AM to 5PM for the 4th, 5th and 6th.

Preparations for the annual meeting were discussed including looking for some help with vote counting etc. Sara also mentioned that she would again count the proxy votes received via mail prior to the meeting to expedite the counting and would bring the ballots for verification.

New Business

The Board received a letter from Larry Zink raising a concern about the Propane Vendor potentially Price Gouging after allegations of this were raised at other locations in their service area. The board agreed that the long cold winter made bills higher and that Amerigas sometimes Estimates the bill if they cannot get access to the meter but no widespread price increases were seen. A follow-up was recommended.

The next meeting is the annual membership meeting scheduled for July 12th, 2014 at 10:00AM at the Benona Township Hall with a board meeting to follow.

The meeting adjourned at 11:00 a.m.

Submitted by:
Jerry Parise, Secretary Jr.