

Cobmoosa Shores Association
Annual Meeting
Benona Township Hall
Date: July 9, 2011

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

Following the Pledge of Allegiance, the agenda for the meeting was adopted.

Rich Campbell noted that last year's annual meeting minutes were posted at the South beach access and on the Association's website so it was not necessary to re-read them as we have in the past. It was moved and seconded and the minutes from last year's meeting were approved by those members present. No communications were received with respect to the annual meeting.

Reports of Officers

Treasurer's Report – Sara Collins provided everyone with a copy of the Treasurer's Report, a copy of which is attached to these minutes. She confirmed that the Association has total assets of \$50,877.43 and only five properties have delinquent dues. This is much improved over prior years. In addition, the proposed budget for 2011-2012 was approved by the membership, a copy of which is attached as part of the Treasurer's Report.

Reports of Committees

Road Report – Don Laven presented his Road Report, a copy of which is attached to these minutes.

Building – Rich Campbell noted that there are quite a few properties for sale. The only building project currently underway is with respect to a house being built by James and Loren Veenema on Lot 196 on Huron Trail. Rich Campbell reminded everyone that if they are to sink any posts or do any digging on their lot that they should first call Miss Dig to avoid interfering with any underground utilities. It was also noted that it is important to make sure house numbers are visible from the road for emergency purposes. There was a suggestion from the floor that we put a copy of the plat map on the website so people can identify lot numbers. The Board indicated that they will look into adding plat maps to our website.

Unfinished Business

North Beach Access Project – Rich Campbell mentioned that Neil Kimball and Linda Van Sprange met with the Department of Natural Resources regarding requirements with respect to rehabilitating the structures at the North beach. The conclusion was that no permits are required as long as we are making improvements to or replacing the existing structure and only use hand tools. No heavy equipment may be used. The understanding from discussions with the contractor we used on the South beach access is that the price for the improvements to the North beach access would be the same per square foot as we incurred on the South beach access project. Based upon this information, the proposal on improvement to the North beach access would reach up to a maximum of \$15,000.

Cobmooshores.com Website – Rich Campbell encouraged people to visit the Association’s website to obtain news and information. It was noted that the rules with respect to the Association are on the website, and owners who rent their residences are encouraged to print these rules and provide them to tenants. At that point several members mentioned problems with fireworks on or around the Fourth of July. Rich Campbell discussed the fire near Erie Trail as a result of a member’s tenants launching a fireworks display. It was reiterated that this is against state law and explicitly against the rules of the Association. It was suggested by one of the members that the Board might place a banner next Fourth of July near the entrance to the Association indicating that no fireworks are allowed in the Association.

Other Issues – Rich Campbell asked the members if they had any issues they wanted to discuss. There was a long discussion regarding speeding and that the Board should reconsider various types of speed bumps in an attempt to control this problem. In addition, Barry Cane, whose residence is located along the North side of the South beach access, indicated that he is concerned with the angle parking across from his lot as it interferes with the ability to turn into his driveway, particularly with recreation vehicles.

The Board will have further discussions regarding attempts to control speeding and the parking issues at the South access. It was noted that parking permit stickers were given to everyone and that all members, guests, and tenants should use the parking stickers. There was a lengthy discussion about different measures that may be taken to enforce parking by permit only including towing, stickers on windows, and simply asking those without stickers to leave the parking area.

New Business

Rich Campbell asked that all members submit their ballots for the election of trustees, the approval of the budget and the approval of the proposed budget to improve the North beach access. He stated that the results after tabulation of all of the ballots and the proxies would be posted at the South beach access.

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

The results of the elections: Don Laven, Rick Emerson and Louann Voss were elected to the Board of Directors. The budget for 2011-2012 and the budget for the North beach access were approved.

The next meeting of the Board of Directors will be held on Saturday, August 13, 2011, at 10:00 a.m. at the Stony Lake Inn.

Respectfully submitted:



Neil L. Kimball

COBMOOSA SHORES ASSOCIATION - ANNUAL - ROAD COMMITTEE REPORT

July 2010 thru June 2011

The Association roads are private and are maintained for property owners. You should respect the roads by not speeding (Speed Limit 15 MPH). Speeds creates pot holes, dust, and unsafe conditions.

The Road Committee (consists of Don Laven, Bruce Kelly, Rich Campbell) is responsible for signs, trees, roads, and road right-away, Our biggest challenges are pot holes, dust, and the vegetation along the sides of the road. You can help by going the Speed Limit and weed whip along the road in front of all of your properties.

The past year the Association did the following:

Hallack Contracting Co. Grading, Materials, Salt/Sand Bbls

Total Cost \$ 9234

Total Times on the Job 5

Pete Roskam Snow Plow Service Plow the Snow

Total Cost \$ 4720

Total Times on the Job - Too numerous to record

D & B Brining Co. Brine Roads - Dust Control

Total Cost \$ 1440

Total Times on the Job 1

Robert Fleming Tree Service Tree Removal Total Cost \$ 1000

Cut and Remove eight trees to prevent future road closures.

Great Lakes Energy removed approximately twenty trees that would possibly fall on electric wires and clear areas under all wires. All done at no cost to us.

Signs - various suppliers Cost \$ 123

Please Slow Down, Golf Cart/Bicycle Parking, Permit Parking Only
Violators Subject to Fine & Towing.

Thank You All For Your Cooperation

Report Submitted by: Don Laven on July 9, 2011