

COBMOOSA SHORES ASSOCIATION BOARD MINUTES

August 8, 2015
The Stony Lake Inn

The meeting was called to order at 10:18 a.m.

Members Present: Rich Campbell, Bruce Kelly, Sara Collins, Mike Maloney, Jan Morrison, Jerry Parise, Ed Dedic, and Bill Raffail.

Members Absent: Rick Emerson

Guest: Tim Jasperse and Rick Zane

Reports

Secretary's Report - The minutes for the 2015 Annual Meeting and the July 11th Board meeting were unanimously approved and were previously posted.

Treasurer's Report - Sara Collins presented the treasurer's report and pointed out that just about one half of the association dues have been collected as of this date. There is still no response from the 5 property owners who are delinquent on their dues. Bill Raffail made a motion to accept the recommendation of the auditing company that the 2014-2015 budget surplus funds not be rolled into the budget, but be kept in a 2015-2016 contingency fund that can be used as needed if/when there is an "emergency". Jerry Parise seconded. The motion was unanimously approved. It was discussed and decided not to contest the assessment on the CSA's properties on Erie and Apache. Tim Jasperse suggested that the Board shop around or renegotiate with our insurance company for a lower rate. Jerry Parise, Lynne Richardson and Sara Collins are still in the process of navigating the changes suggested by Delong and Brower. The treasury report was unanimously approved.

Road Report - Roads are in good condition. Last brining was heavy (12,000 gals vs. 9000 gal in previous applications) and provided good base for holding the roads together. The intermittent rains have provided a good re-soak to keep the brine active. A few washouts exist and gravel needs to be pulled out of the washout areas onto the roadway and leveled. Should be done by the 8/14.

Beach Report - It was decided that a guard will be hired for the July 4th weekend in 2016. Since the 4th is on a Monday, the guard will be used Saturday through Monday. Rich Campbell noted that a platform was constructed at the bottom of the North access due to the changes in the beach. Keehne Plumbing and Hardware donated the supplies for the platform. Mike Maloney is repairing a "No Parking" post which was knocked down at the South access. Rich Campbell stated we needed to trim the beach grass along the North and South access which was covering the sidewalk and boardwalk. Concerning the passed motion by the membership at the Annual Meeting, July 11th to have the dunes bull-dosed, Jerry Parise said that he contacted the DNR and may meet with their representative.

Building Report - Rich Campbell showed plans for a new house that were submitted to him for lot 152 on Huron Trail and Chippawa. Rich will also be writing a letter to the owner of this property about tenting on the lot without proper facilities.

Committees

Social - Mike Maloney reported that the S'mores and Game Night held in Saturday, August 8th at 7:00 p.m. was fun for the children as well as the adults who participated. The Social Committee is going to make some changes to the S'mores and Game Night for 2016. Children participation has been lower than expected. Thanks to the committee for all their hard work.

Beach - See Beach Report above.

Communications - Jerry will be leaving this committee. Rich Zane will be joining it, and Bill Raffall will be its chair. The Communications committee will be looking at a number of things over the next few months. They are listed here by way of priority: (1) Improving the current website. (2) Improving communication among membership, paper versus electronic. (3) Security and privacy issues. (5) Pros and cons of advertising.

Park - Rich Campbell reported that he will be contacting JBJ Lawn Care to maintain the grounds in Cobmoosa Park, the North and South access.

Covenant - Bill Raffall, who is a member of the covenant committee, reported for Rick Emerson. He said that the committee is making good progress. The off-road vehicles piece has been thoroughly discussed. The sub-committee will be discussing the Beach piece at the August 29th meeting.

Old Business

Trees and Power-lines - Damaged, dead, or partially dead trees have been marked, and we have a commitment from Great Lakes Energy to take the trees down but not chip or chunk. The trees and debris will be placed out of the roadway, and so we can determine course of further action. Many members have showed interest in the wood. The Cobmoosa Board Road committee will hire a tree company to chip and remove the remainder of the debris. Timing may depend on tree work required in Traverse City area after the worst storm in 30 yrs.

Signage and Entrance - The entrance sign is complete and looks great! The sign will be installed after Miss Dig marks underground services. It was suggested that we place a large rock in front of the sign base to fend off any runaway vehicles from damaging the sign. Street Sign work will now begin and the board approved a sunset graphic for the top sign for each post. It was also suggested and approved that we place the word "Private" on each street post to remind visitors this is a private association.

New Business

Repair of Paved Roads - The Board provides maintenance and upkeep on all roads in the association. The paved areas in the association are paved not for aesthetics, property values, location or for any other reason than to keep the costs low after heavy rains, snowmelt and emergency access during and after inclement weather. Many of these paved areas have been in place for almost 22 years and are now in need of repaving. We have enjoyed not having to think about them after a heavy rain or other storm situations over these years because the pavement and washout drains keep the rainwater and snowmelt flowing in the proper direction and does not erode each time. Over the past 14-22 years, sunlight, snowplowing, large trucks and normal traffic has taken it's toll on these areas.

Apache and Tahoe Trail: Originally paved in 1992 for \$9,000 has been maintained by members on Apache and Tahoe over the years with cold patch, seal patch and fillers totaling a \$455 per year which includes the cost of the original pavement work.

Erie Trail: While Apache has been maintained by the members that live on those streets, Erie Trail has had significant patchwork done over the years by professional contractors and with higher traffic volumes Erie Trail is in dire need of significant repair. Erie Trail was done in multiple sections over a number of years including the opening of the back side through to Shawba-coung Trail and paperwork from that far back is not available. Recommendation for the roads is to apply seamless hot mix asphalt layer over the entire paved area.

Chippewa Entrance: The overall condition is not bad, however the top part of Chippewa that connects to Paubowme requires some shoulder work to keep the washouts at bay during heavy rains. We transfer 2-3 yards of fill after each heavy rain from the four corners in the association. If this work is to be completed, it would make sense to complete the entire surface at the same time.

We have three quotes to resurface all previously paved areas and gain another 14-22 years. Sara Collins put forth a motion to consider repaving Erie Trail only from the base of the dune to Ottawa Trail providing a continuous hot asphalt mix applied for the best application, adhesion and quality to seal and prevent any erosion from previous section work. This motion was passed with a 7 to 2. *(Please see addendum at the end of these minutes.)*

Central Propane in Cobmoosa: Bruce Kelly reported Propane has been negotiated for the 2015-16 heating year at 1.77 per/gallon; fee for Meter has been negotiated for the 2015-16 heating year at \$4 per/month; previously negotiated fee for connection to a home is \$250, which includes the first 50ft from the main line.

10 Year Plan for Road - This discussion was tabled until the September Board meeting.

Labor Day Coffee - The coffee will be on Saturday, September 5th at 10:00 a.m. The following Board members are in charge of:

Sara & Rich: Providing the coffee.

Mike: Ordering and picking up the donuts (12 dozen donuts & 2 dozen fritters).

Bruce: Supplying the juice.

Rick: Bringing paper supplies, name tags, markers, etc.

Jan: Buying any needed supplies.

Meeting adjourned at 11:40 a.m.

Addendum to the Minutes: After the meeting, the Cobmoosa Shores Association bylaws were reviewed to see if the road repairs of this magnitude can go forward. The bylaws states that membership needs to be notified. (See Article 3, item c) Therefore, the motion will be rescinded at the next meeting. The repairs for Erie Trail will become part of the 10 Year Road Plan, which will be presented to the membership.

Respectfully submitted,

Janis Morrison
Secretary