

COBMOOSA SHORES ASSOCIATION BOARD MINUTES

August 11, 2012
The Stony Lake Inn

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

Members Present: Rich Campbell, Mike Maloney, Sara Collins, Don Laven, Neil Kimball, Rick Emerson, LuAnn Voss, Linda Van Sprange, and Bruce Kelly

Member Absent: None

Guest: Ed Dedic

Reports

Secretary's Report – Neil Kimball reported that the minutes from the July 7 meeting were circulated among the members for review and posted at the beach access. Sara Collins moved and Mike Maloney seconded a motion to approve the minutes. The minutes were approved unanimously.

Treasurer's Report - Sara Collins provided a financial report and asked whether any excess funds from last year's budget should be rolled over into the contingency fund. Linda Van Sprange moved and Rick Emerson seconded a motion to transfer unspent funds from last year's budget to the contingency fund. The motion passed unanimously. Sara also mentioned that she has possession of the insurance policies currently in force for the Association and wondered if they should be transferred to someone else for safekeeping. Neil Kimball, as the secretary, offered to hold the insurance policies with the other corporate documents.

Road Report - Don Laven reported the signs that were stolen on Chippewa have been replaced and new 15 m.p.h. signs have been installed. Otherwise, the roads are in good shape. Ed Dedic suggested placing extra barrels with 15 m.p.h. signs on them in different areas on busy weekends to help slow the traffic.

Beach Report – Rich Campbell reported that there was a wedding at the South access and the wedding party attempted to close the deck and the South access walkway indicating it was occupied for a private wedding. That was not the understanding when the wedding was approved. The Board discussed that any future weddings or other social events not occur on the deck but rather on the beach. Any party seeking approval of those events must understand that the beach and the accesses are not private and that passage of members through the walkways cannot be impeded.

Rich Campbell noted that Todd Courts who lives at the South end of Ottawa Trail put volleyball posts on the beach generally in the area where the Board was planning on erecting a volleyball court for the Association members' use. Rich will contact Mr. Courts to see if he is willing to allow the Association to utilize the posts and net and he will report to the Board.

Building Report – Rich Campbell discussed that there are three houses being built in the Association, one on Chippewa, one on Huron, and one on Ottawa Trail.

Old Business

Fire Prevention - Rich Campbell suggested that we place a sign near the front entrance to the Association indicating whether there is a fire danger. It was moved by Rick Emerson and supported by Sara Collins to purchase a fire warning sign for \$650. Linda Van Sprange and Mike Maloney opposed. All other members voted in favor of purchasing the sign.

Parking Permits – The use of parking permits was discussed and it was noted that they have greatly improved the situation but we are still having some instances of people parking without permits. Notices to place on windshields were distributed among Board members and Board members are encouraged to leave them on cars that do not have parking permits. Neil Kimball mentioned that the Board has frequently discussed hiring a guard on the 4th of July weekend to help prevent unauthorized persons from entering the Association but that the Board has not yet taken action. Neil Kimball moved and Sara Collins seconded a motion to hire a guard for the 4th of July weekend at the front entrance to the Association to make certain that cars entering have parking permits or are guests of current owners. The Board will assess how that action helps the situation and determine whether the Association should continue that practice. The motion passed unanimously.

Parking Access – The Board then discussed the removal of the post and chains in the right-of-way in the Association property in front of Mr. Mulder’s lot. There was a discussion regarding what should be done to alleviate some of Mr. Mulder’s concerns about having access to his lot which he claims has been blocked on busy weekends in the past. Neil Kimball moved and LuAnn Voss seconded a motion to contact Mr. Mulder and offer as a solution that Mr. Mulder is allowed, in consultation with the Board, to place a reasonable sign on the Association property in front of the North end of his property indicating that one parking spot has been reserved for lot owner access. Neil Kimball is to convey this proposal in a letter to Mr. Mulder and provide that it will be on a trial basis and that the sign will be erected at Mr. Mulder’s expense. Neil Kimball is to report to the Board on any response from Mr. Mulder to this proposal. Rich Campbell and Don Laven opposed the motion. All other members voted in favor. Motion passed.

New Business

It was noted that the property owned on Chippewa by Mr. Possett had numerous items of furniture and trash outside of the house. Rich Campbell said that he would send a letter to Mr. Possett asking that the property be cleaned up.

Rich Campbell also informed the Board that the Caradonas on Erie Trail had a trailer located on the Association property next to the road and that it should be moved. He offered to send a letter to the Caradonas and ask them to remove the trailer from Association property.

Revisions to Protective Covenants – Rich Campbell suggested that a committee be formed to review the Association’s protective covenants and consider making changes that may be appropriate with respect to fireworks (in light of the new state statute), the operation of golf carts by children, whether to permit or prohibit outdoor boiler furnaces, designated parking, junk on property, trailer parking on Association property, and a requirement to provide Association rules to renters. Neil Kimball, Bruce Kelly, Rick Emerson, Linda Van Sprange, and Rich Campbell volunteered to serve on that committee.

It was noted that the Labor Day coffee will be on September 1 and the Board divided up responsibilities on obtaining the coffee, doughnuts and other materials for the event.

The meeting was adjourned at 11:45 a.m. The next Board meeting will be at The Stony Lake Inn on September 8 at 10:00 a.m.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read 'N. Kimball', with a vertical line extending downwards from the bottom of the signature.

Neil L. Kimball, Secretary