

**Cobmoosa Shores Association**  
**Board of Directors Meeting**  
**August 13, 2011**  
**at The Stony Lake Inn**

**Meeting Called to Order** - The meeting was called to order at 10:00 a.m.

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

**Guests** – Paul Jordan and Ed and Jill Dedic

Bruce Kelly moved and Rick Emerson seconded a motion to retain the current officers in their current positions as follows:

President:	Rich Campbell
Vice President:	Mike Maloney
Secretary:	Neil Kimball
Treasurer:	Sara Collins

The motion passed unanimously.

Rich Campbell inquired of Rick Emerson and Luanne Voss as to which committee they would prefer to serve on. Rick Emerson indicated that he would be willing to serve on the building committee, and Luanne Voss indicated she would like to serve on the beach committee.

### **Reports**

**Secretary's Report** – The secretary pointed out that the minutes from the June 2011 Board meeting and the July annual meeting were all previously reviewed and approved by the Board and were posted on the Association's website and at the board at the South entrance.

**Treasurer's Report** - Sara Collins submitted the August 13 financial report, a copy of which is attached. She indicated that dues are about one-half paid, which is better than normal. There is a surplus of funds from last year's budget that was not spent. Don Laven moved and Mike Maloney seconded a motion to move the excess to the contingency fund into the budget for next year, except that no additional funds would be allocated to legal or professional fees. The motion passed unanimously.

**Road Report** – Don Laven reported that the roads were in excellent condition before the rain that occurred on August 12, 2011. There were a couple of washouts along Ottawattamie. Don indicated that Chippewa is fine and does not need further work. Don mentioned that he will have Hallack do additional grading to repair the roads.

**Beach Report** – Rich Campbell met with Al VanDuinen regarding the North access project. Rich had attempted to contact other builders but they did not respond to requests for bids. The Board unanimously agreed that Rich should proceed with Al VanDuinen since he did a great job on the South deck and the price was reasonable and came in below budget. Rich said that he would not be surprised if we could do the North access project for perhaps \$3,000 less than the approved budget because the costs were going to be at the same price per square foot as the South access.

Rich Campbell thought we should tear out the wood deck at the top of the access and replace it with pavement with a block or curb along the edge and a bench for seating. He also said that we would want to widen the walkway down to the beach to five feet from its current four foot width, and that the deck area would need to be raised because it is currently below grade. We will attempt to avoid having a front rail on the deck if at all possible. Don Laven moved and Sara Collins seconded a motion to have Al VanDuinen proceed with the project without having to specify a specific dollar amount at this point and to also replace the lower stairs at the bottom of the stairway at the South access that were installed temporarily. The motion passed unanimously.

It was noted that members are using the parking stickers and compliance is continually improving. Members of the Board and others have been pointing out to those who attempt to park without stickers that they need a sticker in order to park at the South beach access. It was noted that Paul Jordan came up with a friendly and positive note that has been placed on cars that do not have parking stickers. The Board felt that this was a good idea and that we should come up with a standard note for that purpose.

Rich noted that a couple of kayaks have been stolen (with the lock cut) on the South end of the beach but were recovered by the local police. Also, Rich Campbell mentioned that one of the renters along the South end of the beach had a tent on the beach and was told that tents were not allowed. They complied and took the tent down.

There was a visitor to the Association whose dog got loose and attacked a member's dog causing serious injuries to the member's dog. Other than a letter to the owner of the residence advising them of the matter, the Association did not feel further action by the Association was necessary.

**Building Report** – The Veenemas are building a new home on Lot 196 on Huron and the plans have been approved.

### **Old Business**

The Board members discussed various issues relating to the possibility of requiring renters to sign an acknowledgement that they have received, read, and agree to follow the rules as part of any rental agreement in the Association.

The Board discussed the possibility of hiring an individual to police the parking areas on holiday weekends next year.

In addition, the Board discussed the possibility of placing a removable sign toward the entrance of the Association particularly near the 4th of July about fireworks not being allowed in the Association.

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

Submitted by:



Neil L. Kimball, Secretary