

Cobmoosa Shores Association
Board of Directors
Meeting Date: August 14, 2010

Meeting Called to Order - The meeting was called to order at 10:06 a.m.

Members Present – All members were present.

Guests - Paul Jordan and John Morrison.

Minutes from the July annual meeting and the Board meeting that immediately followed were approved.

Reports

Treasurer's Report - Sara Collins presented the treasurer's report. The dues are being sent in at a good rate. The certificate of deposit in the amount of \$27,489.55 will come due on September 10, 2011. In addition, there is \$31,986.82 in the checking account.

Road Report – Don Laven indicated that he had cut back some trees along Chippewa as it approaches Paubawme to alleviate the concern of some residents regarding a “blind spot” at that intersection. The Board felt that if people are traveling the posted speed limit, it should not be a problem.

Don also noted that there is water gathering in the right-of-way at the corner of Paubawme and Ottawattamie. The Board discussed that the problem is generally due to the fact that that is the lowest point in the area and the drainage issue may have been further complicated by the prior owner of the lot on the corner having placed a sidewalk over some of the right-of-way which has reduced absorption of water. It was not felt that the water gathering in that location was due in any part to the grading of the road or other activities by the Association. It was also pointed out that water gathers in various places throughout the Association when there are heavy rains. Nevertheless, the Board discussed the possibility of excavating a small ditch to hold water to alleviate the issue within the right-of-way and Don Laven made a motion to undertake that project at a cost of up to \$300. Sara Collins supported the motion and the motion passed by a vote of 6-2.

Mark Buczek had provided stop signs that needed to be replaced in the Association and Don Laven installed them recently.

Beach Report – The Association has purchased two new “No Lifeguard on Duty” signs and they were installed at the beach entrances.

The Board discussed plans for improvements to the North access and determined it may be best to consult with a DEQ consultant for review of any proposed changes before proceeding with plans. It was noted that there would need to be sufficient lead time because of having to obtain DEQ approval before undertaking any project. In addition, the plan should first be approved by the membership at the annual meeting.

It was noted that at least one and possibly more members who live along the beach have constructed stairs that are encroaching upon park property and that future construction would

have to be monitored. Any construction is supposed to be presented to the Board and reviewed by the appropriate committee. The Board will review these issues further to determine if any action should be taken at this point.

Building Report – It was noted that the lot off Apache with the retaining wall is currently listed for sale with Harpe Realty. Also, Wendt’s lot at Ottawa and Ridge is currently for sale. It was noted that the playground equipment and certain trees that were planted are encroaching on the Association’s right-of-way. Rich Campbell indicated he will send a letter to the realtor regarding moving the trees and the playground equipment off the right-of-way.

It was also noted that a stop sign needs to be added at the corner of Ottawa as it intersects Ridge at the Southeast corner of that intersection.

Old Business

Propane - We have not received a set price regarding propane but it is clear that the lock-in price has increased significantly over last year. Rich Campbell will pursue this further with the gas company.

New Business

Issues from the annual meeting

Beach Use Plan – Paul Jordan addressed the Board regarding his concerns about use of the beach and the establishment of certain rules regarding beach use. The Board felt that rather than revise the restrictive covenants again at this point, the Board would put together a list of suggestions regarding beach use to help make members and guests aware of ways in which members and guests can use the beach that is courteous to others. It was suggested that those guidelines or suggestions be placed on the Association’s website and perhaps sent to members with the dues invoices.

Beach Parking Permits – The Board will look into obtaining parking decals for owners to place in their vehicles and guest permits that can be hung on car rear view mirrors with respect to beach parking. The Board decided that each residence should be issued two parking decals and a guest pass. In addition, signs indicating “beach parking by permit only” and that violators will be towed be placed at the parking areas at the North and South entrances. Members at the annual meeting expressed concern over people who are not members or guests utilizing the Cobmoosa beach and its limited parking. The Board agrees that the use of these parking permits and signage may prevent some of that unauthorized use.

Labor Day Coffee - Reminder that the Labor Day coffee will be on September 4 at 10:00 at the playground near the North entrance.

Next Board Meeting - The next meeting of the Board of Directors will be September 11, 2010 at 10:00 a.m. at the Stony Lake Inn.

The meeting was adjourned at 11:45 a.m.