

COBMOOSA SHORES ASSOCIATION BOARD MINUTES

September 13, 2014
The Stony Lake Inn

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

Members Present: Rich Campbell, Sara Collins, Bruce Kelly, Ed Dedic, Jerry Parise, Rick Emerson, Neil Kimball and Jan Morrison

Members Absent: Mike Maloney

Reports

Secretary's Report – The minutes from the August 9 meeting were reviewed and posted at the South beach entrance. Rick Emerson moved and Sara Collins supported a motion to approve the minutes, and the motion passed.

Treasurer's Report – Sara Collins presented the financial report from August 9 through September 13. She reported that 2/3 of the dues have been paid. The dues become delinquent on October 1. Currently there are only four members that have substantial delinquencies.

Road Report – Ed Dedic presented the road report. Most gravel areas are in decent shape. The roads were not brined this Fall because of consistent rains. Ed reported that the paved areas of the roads need work including crack filling and either seal coating or perhaps tear out and repaving in some areas on Apache and Erie Trail. Ed stressed the need to do regular maintenance on the paved areas to prevent future problems. There was some discussion regarding whether sealing or paving is necessary. Ed indicated he will get additional opinions and quotes for the work to be done in the Spring and will try to compare the cost of seal coating versus repaving. Ed also reported that there are some trees threatening the power lines and the propane tank that need to be cut down. Ed will contact Great Lakes to see what they are able to do to take care of the trees near the power lines. There was also discussion about the need to mow along the roads only to the extent necessary to assure visibility.

Beach Report. Rich Campbell reported that the fire rings were removed because of lack of beach.

Building Report. Rich Campbell reported that Mr. Sena has worked on his building site on Apache and has placed a fence and done some work around the base of the foundation. The site is much improved. This should help to avoid the risk associated with that location.

Committees Reports

Covenants. Rick Emerson reported that the committee has been working on the covenant issues and with respect to rentals, it likely will come down to a proposal for either registration of rental units or permitting by the Board. The committee will make proposals to the Board and the Board can then decide on what action it will take with respect to the covenants.

Old Business

Audit. There was some discussion regarding quotes received for an audit. One quote came in at \$2,500. The Board felt this was too high for the type of review we would need. Jerry Parise mentioned that he has worked with a couple of firms that have done less intensive process audits and can probably get quotes for significantly less.

Signage. Ed Dedic provided examples of signs to provide uniform street and directional signs for the Association. In addition, he showed examples of address number signs for each cottage in the Association. There was some discussion as to approaching the signage issue in phases. The first phase would be the street signs and directional signs which the Board felt was important for emergency situations and general convenience of members and guests. It was also felt that the signs provide a nice uniform appearance for the Association. There was also discussion about whether the logo for the Association should be redesigned since some of the sign designs included the Association logo. Rick Emerson moved and Sara Collins seconded a motion to proceed with the direction and street signs design to be presented to the Board at a later meeting. The motion passed unanimously.

Propane Pricing. There was some discussion about nearby areas receiving a lower propane price than our Association. However, AmeriGas claims that there is no such lower price other than on a first-time basis to induce new users where the price escalates at a later date. The price for the coming year will be approximately \$2.14 per gallon and AmeriGas has confirmed that it will keep the meter fee at \$3 per year per cottage, the same as it has been in the past.

New Business

Communications. Ed Dedic contacted Google about storing our documents digitally in the Cloud to make it easier for Board members to have current information available. He sought a non-profit discount but Google will only provide that discount to 501(c)(3) tax-exempt entities. Ed Dedic and Jerry Parise will review options for digital storage of documents for the Association and present their findings to the Board in a future meeting.

The meeting was adjourned at 11:35 a.m.

The next meeting of the Board will be on Saturday, October 11, 2014 at 10:00 a.m. at The Stony Lake Inn.

Submitted by:



Neil L. Kimball, Secretary