

COBMOOSA SHORES ASSOCIATION BOARD MINUTES

October 10, 2015
The Stony Lake Inn

The meeting was called to order at 10:03 a.m.

Announcement to Membership: On the morning of October 8th, Jerry Wigren, a Cobmoosa resident, died due to injuries caused by an auto accident. We express our deepest sympathies to his wife, Angela, and the family.

Members Present: Rich Campbell, Bruce Kelly, Sara Collins, Jan Morrison, Ed Dedic, and Bill Rfaill.

Members Absent: Rick Emerson, Jerry Parise, Mike Maloney

Guests: Chris Vander Hoff and Rick Zane

Reports

Secretary's Report -The minutes for the September 12, 2015 Board meeting have been posted on the bulletin board at the South access and the Cobmoosa website. Bruce Kelly moved to accept the minutes and Sara Collins seconded the motion. The minutes were unanimously approved.

Treasurer's Report - Sara Collins presented the treasurer's report. Total dues received as of October 10th are \$26,034.10. Invoices will be sent out the middle of October. Total assets on hand as of October 10th are \$89,869.00. A motion was made by Jan Morrison to accept the treasurer's report. Bill Rfaill seconded the motion. The report was unanimously approved. Sara also distributed a handout with changes on the membership directory; such as, new phone numbers, addresses and ownerships. The hand out also included members who are overdue by 2 years on their dues. Rich Campbell will be notifying those residents.

Road Report - Ed Dedic reported that gravel roads are in good shape. Curtis Tree Service of Hart was contracted to chip tree debris and cut remaining tree stubs on Ridge Trail. Serious damage was done to younger trees from Great Lake Energy tree removal contractor. Curtis Tree Service provided pruning and salvaging of as many of the young trees as possible. A dead maple tree was also cut, and cleaned up along Ottawa Trail on the east side in the road right of way.

Bruce Kelly agreed to contact Amerigas about having two dead trees removed currently threatening the central fuel tank on Ridge Trail.

Salt barrels will be filled for 2015-16 winter season by Hallack contracting. Cobmoosa Roads will be plowed for 2015-16 season by Roskam Snow Plowing Service.

Stones were placed at the end of a spillway to stop erosion into the lots on the west side of Apache Trail. A 6ft deep and wide gully has been washed out due to heavy rains. While only a

temporary measure to stop erosion, the Department of Environmental Quality (DEQ) will be consulted to ensure proper dune preservation during any restoration of the spillway area.

The 10 Year Road Plan was presented to the board and will be posted on the website. It includes a definition and history of roads in Cobmoosa, how the budget has been utilized over the past 10 years. It provides recommendations and alternate recommendations for road maintenance. It covers all of the road right of way activity including gravel and pavement maintenance, snow plowing, dust control brining of the improved right of way and winter salt barrel maintenance as well as trees and signage which is all covered under the roads budget item. The board discussed the plan and agreed that it should be renamed the 10 Year Road Maintenance Plan. The board shall refer to the plan for recommendations as maintenance is required and may alter the plan based on new technologies or processes are discovered and become financially viable.

Beach Report - Rich Campbell reported that the port-a-pot at the South access will be removed this coming week. The lower steps at the North access will be removed by the end of the month.

Building Report:

Lot # 178-179, 9002 Huron Trail - Morrison Garage - Jan Morrison presented the plans to add a garage to their cottage, which has been approved by the ZBA. Bill Rafail made a motion to approve the construction. Bruce Kelly seconded. The construction was unanimously approved. Construction will begin in the spring of 2016.

Lot # 88-89, 9084 Ottawattamie Trail - Dedic Cottage - Ed Dedic reported a septic has been approved by the Health Dept #10. A driveway has been authorized by Rich Campbell on behalf of the building committee. An existing well on the property has been capped. Stumps from tree removal, existing septic, old cottage foundation and well pit will be removed while new septic and driveway will be installed on Oct 26, 2015.

Committees

Social and Events - No report

Park and Entrance - No report

Communications - Bill Rafail reported that after a review of the current website by his committee (Ed Dedic, Rick Zane) it was determined that a new website should be developed with the goal of making the website friendlier and easier to use so that it could better serve as a repository of information for CSA. As an example, he described how the menu items would be reduced to 5 or 6 menu items and that drop-down menus would be used to make finding items more intuitive. He also presented a mockup of a new graphic banner that is based on the same file used for the new entrance sign. Thus the website would use the new "brand identity" of CSA as portrayed by the entrance sign. The committee then met with Rick Laven, the current webmaster of the CSA site to discuss our ideas for a new website. Bill and Rick have subsequently exchanged several emails about these ideas and Rick prepared a quote for the charges to develop a new website. The new website would cost CSA \$800 which includes web hosting for one year. Annual charges will be \$100/year for website hosting and \$15/year for domain name renewal. Lastly, Rick Laven will charge us \$30.00/hour for future

updates/changes to the website, billed in 15 minutes increments. However, there will be no fee for updates/changes that take less than 5 minutes such as small text changes. Bill gave a copy of Rick's quote to Sarah to be filed, no payment is needed at this time, and requested approval to proceed with this project. The motion was seconded and the board unanimously agreed to proceed. Bill Rafail motioned to accept this request, and Sara Collins seconded the motion. The request to update the website was unanimously approved.

Covenants - The Covenants Report is still in committee. No report presented. Jan Morrison, a member of that committee, expressed concern that we need to be moving forward on the review of the covenants, hoping that we could discuss the report before next spring. Bill Rafail, also a member of that committee, echoed Jan's concerns. After much discussion to make that happen, it was decided that the report will be on the May agenda. The Covenant Committee Report, however, will be sent to all Board members via email. Ed Dedic stated that prior to any decisions being made, educating the membership should be the board's top priority for the coming year on the challenges, issues and benefits related to the topics being addressed as a result of the committee's findings and recommendations.

Old Business

No old business on the agenda.

New Business

No new business on the agenda.

Next Board Meeting will be April 9, 2016.

Meeting adjourned at 11:40 a.m.

Respectfully submitted,

Janis Morrison

Secretary