

CORDWOOD POINT ASSOCIATION

BOARD OF DIRECTORS MEETING

July 23, 2022

BOARD MEMBERS PRESENT: Ron Malott, Victoria West, Steve Grabowski, Teresa Renaud, Dan Layne, Mike Clemente, Brian Cullen, Jackie Nadlicki.

BOARD MEMBERS ABSENT: Randy Wurtz.

GUEST: Ross Bell.

CALL TO ORDER:

- Meeting called to order at a.m. by Brian Cullen.
- Pledge of Allegiance was recited.
- Board member introductions. A quorum was established. Voting or motions at this meeting took place.
- Review of last month's meeting minutes. Minutes approved by Board.

BOARD MEMBER REPORTS:

President's Report:

- Noted that no one signed up for volunteering on any of the sign up sheets. Specifically no volunteers signed up for cleaning up and or maintaining the parks. This unfortunately increases the cost of maintenance.
- New landscaper/maintenance person or company is being sought for parks and subdivision maintenance. The current individual is doing the bare minimum and not a decent job for what he is being paid.
- It would be nice if the overhanging trees on roads and blocking road signs could be cut back by the new party chosen. Cleaning of ditches should also be considered by the new party to be chosen.

- Will put off new subdivision entrance signs until a later date. The current signs will be maintained and painted until a decision is made to upgrade to new signs.
- Will continue to put pressure on Benton Township and Road Commission regarding the ditches and draining issues on Straitsview.
- House at corner of Straitsview and US-23 has submitted plans and permit for the placement of a modular house.

Vice President's Report:

- Ron is continuing to work on getting the camper removed from Ron Wood's property on Cedarhurst. Nothing can be done without written permission to avoid legal issues. Waiting for the return of the letter that was sent out.
- Klings has offered to take the motor from the abandoned RV unit on the Wood's property for free. Ron is seeking volunteers to remove the RV camper remnants.

Secretary's Report:

- Nothing really to report other than letter to Ryan Woods was mailed out via USPS trackable proof of delivery.
- Viki has taken over Clubhouse cleaning until someone is hired.

Treasurer's Report:

- Noted that 220 CPA residents own 1.5 or 2 lots on average. There is an idea to charge \$40 per lot which would be \$80 for a CPA member owning two lots for example.
- Fiscal year budget for 2022 is \$13,600.00. The money market account earned a whopping two cents.
- 289 CPA owners out of 319 CPA owners are paid up in full through the 2021

fiscal year. That is 90%!

- 30 owners owe a total of \$6275 in CPA membership dues currently before June 2022.
- A total of 225 CPA owners have paid their 2022 annual dues as of July 2022.
- 13 CPA owners owe \$250 or more were sent certified letters stipulating a 30 day payment/payment plan or lien notice letter
- Reminder letters including a late fee will be sent during August for the other CPA members owing dues.
- Foreclosure on the Linden property has been moved yet again to 8/19/2022.
- One property sold to another CPA member by Mr. Younger to Mullin-Pilon who are already CPA members.

GUEST PRESENTATION:

- Guest Ross Bell presented information on the TC-600 Radar Speed Sign for possibility of installing a solar speed radar sign in the subdivision.
- Can be operated on solar or alternating current power.
- It offers a variety of functions and can display various messages.
- Cost of one sign is \$3840.00
- It is noted where solar sign was installed in some areas that the sign reduced speeding up to 55%. Further information from radarsign.com

COMMITTEE REPORTS:

Parks: None.

Buildings and Grounds: None.

Social: Clubhouse has been rented for a few parties.

Welcome: None.

OLD BUSINESS:

- No answer from Ryan Woods to the June 6 letter that was sent out via trackable carrier. Klings will take the motor portion of the RV but not the camper portion.
- Debate continues as to whether to increase the membership This has been tabled until the next meeting under the ongoing debate on the two issues. Noted that the CPA Board is split across this issue.

NEW BUSINESS:

- Dumpster is scheduled to be put in place on August 22, 2022 for one week. This can be extended. Cost is \$780 per week. One week notice must be given. No grass, gravel, dust, paint, freon is to be put in dumpster. Will take solids, furniture, computers, etc. Not sure if old TVs can be put in dumpster.
- Subdivision maintenance bids being sought. Lofgren is putting in a bid. Some person who did the maintenance on the Governor's Mansion on Mackinac Island is also interested in bidding on the subdivision maintenance.
- Idea of grants for subdivision projects was brought up to offset cost of increasing membership dues or charging by every lot.
- Any person owing over \$250 will have a lien put on their property by the CPA Treasurer. Board voted to approve. No nays.
- Stoyk property will be submitted to Benton Township as a blight property.
- Suggested that another house located close to a corner house on Cordwood Trail might be listed as a blight house that has been selling plants in front of it.

CLOSING:

- Board approved to close meeting at 10:46 a.m.
- Next meeting is August 27, 2022.

Respectfully submitted,

Victoria West

Secretary