

CORDWOOD POINT ASSOCIATION

BOARD OF DIRECTORS MEETING

June 25, 2022

BOARD MEMBERS PRESENT: Teresa Renaud, Mike Clemente, Brian Cullen, Jackie Nadlicki, Randy Wurtz, Steve Grabowski

BOARD MEMBERS ABSENT: Viki West, Dan Layne, Ron Malott

CALL TO ORDER:.

- Meeting called to order after tge CPA Meeting by Brian Cullen.
- Board member introductions. A quorum was established. Voting or motions at this meeting took place.

BOARD MEMBER REPORTS:

President's Report:

- RV removal situation on Cedarhurst further discussed. ROn has idea of seeking volunteers to cut the camper out while a tow company can take the motorized portion.
- Suggested that the removal company can be strong-armed or find another company, or else pay to get RV out. RV is owned by Joe Welch. Technically it is considered an abandoned vehicle since it was never registered. Lot owner Ryan Wood does not want to pay for removal.
- Ron says he has everything but uncertain as if the letter that Secretary Viki West sent out certified mail was returned signed.
- Concern that we could have legal issues if RV removal is attempted without written permission from owner.
- Ron took the project on so it is his to deal with per Brian Cullen.

- Noted that black bears have been spotted in Corwood Point mostly around bird feeders or other food sources.

Vice President's Report:

- Further discussion about raising funds and getting volunteers to help out on committees.
- Easier to hire a landscaper but we do not currently have the funds to do that. Next meeting Board will discuss raising of funds.
- Brian suggests he takes a signed letter and ditch water samples as suggested to the Department of Health in order to get the ditch issues addressed if Benton Township, Cheboygan County or the Road Commission refuse to deal with the situation.
- Board member notes a blight house near corner of Cordwood Trail and Granville. Homeowner says it is a "pet preserve" with a "Hallelujah Satan" sign that homeowner put up. A fellow CPA member offered to come help the homeowner clean the yard and homeowner told them "like the yard the way it is". It is not a preserve since it is in an HOA association. A lot of people traffic coming and going from house is noted.
- Raspberry Lane had the old Pierce house where FBI arrested Pierce for the murder of his wife. House was torn down. Pierce was found guilty of murder and is in a Wisconsin prison. Mike Clemente noted that Pierce did the annual Cordwood audit before Mike took over as treasurer.
- Ron and Brian went to the Benton township meeting. Benton Township was voting on foreclosed properties. A few CPA properties came up...the one on Linden was one of them. Interesting fact: Township gets first dibs on any foreclosed property called "right of refusal". Benton Township voted against making a claim as the land was of no value or interest to them.
- Ryan Wood is still owner of lot on Cedarhurst so even if we move the RV,

small claims court is \$400.

Secretary's Report:

- None.

Treasurer's Report:

- Mike notes someone used the CPA credit card \$31.06 yet not sure who. Most likely Rosalie had used it the day before at Save A Lot.
- All information already given in Annual CPA meeting.
- Three CPA owner transaction and we are at 90% payment. Ten people have not paid for this year 2022. Stoyk is the biggest debtor owing and it is noted he works for Michigan Cranberry. The other debtor is "Mele" (sp) who passed away and wife is taking over due to the fact he died without a will. Mike talked to wife via phone and has not heard from her since. No action taken yet.
- There has been a foreclosure delay on Linden three times now for the Juliet house. People are still living there and it is going into foreclosure. Auction is supposed to be July 15. There is no lein on the property. They owe \$390 in past CPA dues.
- Mike states Cheboygan Title and other title companies let him know about property changing hands, sales, etc. Real Estate companies seldom tell him.
- CPA is down to \$6,405 owed from nearly \$8,000 owed in 2021.
- Association eventually gets money back upon sale of a property that owed Association dues.
- CPA members who owe: two owe six years, two owe five years, seven owe with one CPA member owing \$25. It was suggested that CPA Board send a registered letter, then put a lein on the property. Ideas were also floated of a base financial limite before a property lein is imposed. It was

suggested that a CPA member owing \$250 or more have a property lein imposed as to prevent further legal issues and expenses.

- Motion to put a lein on any CPA property owing \$250 or more in dues. Teresa primary motion to approve. Randy motions second to approve. No nays. Motion carried. Mike will be filing a lein on the property.

OLD BUSINESS:

- Continual chatter about the water drainage problems.
- Chatter about parks not properly kept up and maintained by current landscaper. Suggestions a larger more capable landscaper with more employees is being researched and with cost considerations.
- Reading of May 28, 2022 CPA minutes. Motion to approve minutes (uncertain as to primary motion as on voice recorder), motion to approve seconded by Jackie. Minutes approved. Motion passed. No nays.

NEW BUSINESS:

- Selecting Board positions. Ron wants to stay on board but he is working full time which limits his time to cover the CPA president position. Board voted to approve Brian Cullen for CPA president and Ron Malott as vice president.
- Treasurer is Mike Clemente. He will take care of property leins.
- Secretary is Viki West.
- Jackie Nadlicki will continue to call disposal companies for a dumpster.
- Ron Malott will continue dealing with the Cedarhurst RV situation.
- Brian Cullen will keep up on the ditches issue.
- Brian will also continue to pursue landscaping options and landscaping companies. He will also look into see if Cheboygan County has a program for landscaping and who they deal with if so. Also on keeping subdivision

entrance signs maintained until they need to be replaced. Mike and Steve motion to approve. Jackie approves on third. No nays. Motion carried.

- Debate to increase CPA dues or add \$20 or so mention to the dues rate. Will be discussed at next meeting. Brian would like to have the goal set of having all information together before last CPA meeting of 2022.
- Mike will work with PNC to get Brian on the account and remove Ron. Mike says Jackie and himself are on the account as well.

CLOSING:

- CPA member moved to close meeting and another member seconded to close out meeting (could not discern any specific boardmember's voice from voice recorder). Board approved to close meeting. No nays.
- Next meeting is July 23, 2022.

Respectfully submitted,

Victoria West

Secretary