

## **CORDWOOD POINT ASSOCIATION**

### **ANNUAL CPA MEETING MINUTES**

**June 25, 2022**

**BOARD MEMBERS PRESENT:** Brian Cullen, Ron Malott, Steve Grabowski, Teresa Renaud, Mike Clemente, Viki West., Randy Wurtz, Ron Mallot.

**BOARD MEMBERS ABSENT:** Dan Layne.

#### **CALL TO ORDER:**

- Meeting called to order at 10:08 a.m. by Ron Malott.
- Pledge of Allegiance was recited.
- Quorum was established so motions or voting took place.
- Introductions were made among neighbors and the Board members.

#### **BOARD MEMBER REPORTS:**

##### **President's Report:**

- Vice president Ron could not be here due to his full-time work and responsibilities.
- Ron is working with a junk company to remove the machine portion of the RV on the Ryan Woods property. He is seeking volunteers to remove the camper portion.
- Working with Ron on the non-draining ditch issues at Cordwood Trail and Straisview. Coty engineers looked at situation. Brian feels we might be stuck dealing with this issue on our own.
- Dues collection and membership. Wants to charge per lot instead of per member in hopes of raising more money so we can get more done instead of relying on the County. Sign-up sheet soliciting ideas from CPA members on table.
- Noted our current landscaper is not living up to his contract. Brian feels it might be a good idea to hire a larger landscaper to maintain entryways, tree trimming along roads, all the parks, and still maintain the lowest dues.
- Six established draining outfalls down to the lake mentioned. Getting these outfalls cleaned out and re-established would help with the drainage issues. Outfall permits were already previously platted on Cordwood's property layout plans on file with County.
- Brian feels much of the ditch drainage issues is heavy vegetation. Ditches need to be cleaned out and fresh dirt put in to be maintained. Members noted that there is too much mud in ditches especially on Straitsview. Noted Board should contact the Health Department about issues: mosquitos and other inspect that carry diseases breed in these ditches.

##### **Secretary's Report:**

- Certified letter sent to Ryan Woods to give CPA Board written permission to remove the derelict RV from his property. One letter he keeps for records, the other he signs and sends back to us. There has been no response to date.
- All newsletters were mailed out. Delay was due to date correction on Events Calendar.

### **Treasurer's Report:**

- Audit was completed by Mike Clemente, Kare Daniel, Lynn Bell on June 22, 2022. The financials on both the CPA and PNC statements all agreed.
- Checking account had \$18,467.66 with savings account netting .29 cents in interest. Cash on hand is \$21,106.87.
- There were 175 CPA dues members paid this year so far out of 320 CPA members. About 20 CPA members used the new online payment system.
- Carolyn Miller helped with PNC Bank to get the new online payment system set up and working. Set up fees were waived. A convenience fee of \$2 per transaction of which PNC takes \$1.42 of that. Cost of online payment is \$120 a year for the plug and play on CPA website.
- Over 90% of CPA members had paid out of 320 with only 32 members in arrears.
- There was one lump sum payment of \$1597 from one resident who was in arrears paying in full.
- Letters will be sent out with late fees for people who did not pay by the deadline.
- Last year's income was \$13,434.97 and our expenses were \$11,105.11 so we did not spend all of our money last year.
- There were 321 CPA owners, with one transaction of an old CPA member selling to a current member thus reducing members to 320.
- Negative balance budget.
- Property taxes are going up another \$100 as they continue to increase.
- Motion to approve budget by Ross Bell seconded by Lisa Rankin. Board approved. No nays.

### **COMMITTEE REPORTS:**

**Buildings and Grounds:** Seeking a new landscaper. Issue discussed through these notes.

**Parks:** Members are Steve Grabowski and Randy Wurtz.

- Most issues are already brought up as previously noted.
- Steve and Randy made many repairs. Randy did super job painting the sub entrance signs.
- Repairs still need to be made to the basketball hoop and swing in Park 4.
- No more worry in Park 4 as washouts, spikes and stairs have been repaired.
- Ron staining tables in all parks.
- Teeter Totter/see-saw board needs replace or repair. Still needs to be dealt with.
- Building and grounds are responsible for building permits and new buildings, fences, etc.
- "Terrarian Rights" is a shoreline easement along bodies of water that people can walk along that it is not trespassing. Michigan Supreme Court has upheld this right.

**Social Committee:** Members are Carolyn Miller, Jackie Nadlicki, Lisa Rankin.

- Seeking new members to join.
- Social Events Calendar is published in the CPA Newsletter yearly.
- They do to pancake breakfast, the CPA Annual Event picnic today, Annual Picnic Harvest dinner in fall, Friday night social hour in July. Potluck July 16, Rosa's Restaurant in June.

**Welcome Committee:** Members are Jackie Nadlicki, Nina Leake.

- Seeking new members to join.
- There are 24 new CPA members in the past year. Covid limited committee activities.
- Mike Clemente will send list of new members so welcome packets may be sent to them

**Condolence Committee:** Member is Jackie Nadlicki.

- Seeking new members to join.
- Sends out condolence cards to families of deceased CPA members.
- Jackie notes stamps are getting expensive. Board may pick up stamp cost.

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**Clubhouse Coordinator:** Open position. Two people have applied.

- Maintains and cleans clubhouse for events.
- Two people have applied for the position. Jackie and Rosalie will contact them.
- Suggested that the person accepting this position work with Rosalie on what cleaning/maintenance needs to be done.
- There are three Clubhouse rentals coming up soon.
- New CPA member James Hart owns six lots on US-23 and wants to rent Clubhouse July8. Carolyn will send him the info.

#### **OLD BUSINESS:**

- Brian Cullen read last year's meeting minutes from June 26, 2021 to all members. Motion to approve by Teresa Renaud and seconded by Steve Grabowski and Dan Miller.
- May 2022 meeting minutes were approved. Motion to approve by Teresa Renaud and seconded by Brian Cullen.
- Jackie still following up on dumpster rental information. All companies she contacted have not yet sent her the requested information.
- Dumpster is for convenience of CPA members only to get rid of junk and avoid blight. No chemicals or yard waste are to be put in dumpster. Not sure if old tube TVs can be put in.
- Ideas to post dumpster when it becomes available is to notify CPA members on website, subdivision entrance signs, announcement boards in two parks.
- We can keep dumpster as long as needed. We are going to have dumpster watches to avoid illegal dumping or misuse. Will also have specific hours for use.
- Brian Cullen explained what happened in relation to the Ryan Woods Cedarhurst property. Ryan and friend bought the property and started clearing the land to build without a permit. Ryan and friend had a fight where Ryan bought out his friend. There is no permit for them to build or do anything. Board sent registered letter to get Ryan's written permission to remove junk before we go on the lot. Law requires we get permission. Ron Malott has been working with junk company to remove engine portion

of RV out then get volunteers to remove the rest. Goal is to remove the junk and derelict RV by summer's end without cost to CPA members.

- Noted by Ross Bell that Tim Smith is the Cordwood Point Association lawyer.

#### **NEW BUSINESS:**

- Mobile home on Straitsview has permit to be there. Resident has complied with CPA rules and regulations. Resident works as fisherman aboard Arcturus. He did get a permit under Ordinance 200. Permits can be renewed up to 3 times so a person can stay up to four months. Permit must be renewed every month. Resident plans to rebuild the original house that burned down from previous owner. He has complied and it is noted that he cleaned up the entire place.
- RVs need to be removed and can only be on a lot for up to six months IF building a house, residence, etc. RV/Campers cannot be stored on a lot with no residence on it.
- Ron Malott has taken on extra work responsibilities so he switched places on the Board with Brian Cullen. Board approved Brian Cullen as president and Ron Malott as vice president.
- Special assessments cannot be done without a vote. Most people cannot afford that as they already have things budgeted.
- Brian soliciting ideas about raising money other than just raising the membership fee such as ditch cleaning, parks, new sub entrance signs, it is noted that the CPA is a 503, not for profit. Looking for ideas and research. No voting on funds or fees was done today.
- Members suggest that new landscaping company mow at least twice a month especially around the ditches and trim overhanging tree branches over the roadways.
- Ongoing debate on ditches. Clearing them out and keeping the mosquito and pest problem in control. Benton Township does not have Cordwood Point listed for another five years to address any further issues on ditches or insects.
- Several CPA members note that there is a contract between Benton Township and County regarding the ditches but responsibility is with County to address ditch/mosquito issues.
- CPA members would like CPA Board to look at private company and cost to address above issues instead of depending on County. Board has agreed to look into this and report back next year.
- CPA Community directory idea came out when Ross Bell discovered a CPA member lost and confused unable to locate his home late at night. Directory would list CPA members names, address, phone. Owner and lot information is already public via Cheboygan property records. This directory is only for members not intended for Internet publication. Carolyn Miller motion to prove idea. No nays. Motion to approve carried.
- Speeding vehicles still a huge problem. Speed bumps proposed by member. Solar powered speed limit sign showing how fast someone travels also brought up. Suggested to keep track of people speeding and notify them in writing accordingly. Portable speed bumps mentioned but noted the plastic ones don't last long. Ross Bell said he will look into options for the sub.
- Noted FedEx and UPS drivers are constantly speeding through the sub. Calls will be placed to companies about the situation.
- ATVs and dump trucks are also speeding.
- Members note many people walking their dogs and not cleaning up dog waste. Noted more dog waste around parks and on roads.
- Election results 50 ballots, two unmarked ballots were still counted. Ranyd Wurtz and Dan Layne (filling in for Warren Leake) elected to CPA Board. Welcome!

**CLOSING:**

- CPA member moved to close meeting and another seconded. Board approved to close meeting.
- Next meeting is July 23, 2022.

Respectfully submitted,

Victoria West,

Secretary