

CORDWOOD POINT ASSOCIATION - ANNUAL CPA MEETING MINUTES

June 25, 2023

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

BOARD MEMBERS ABSENT: Dan Layne.

CALL TO ORDER:

- Meeting called to order at 10:04 a.m. by Brian Cullen.
- Pledge of Allegiance was recited.
- Quorum was established so motions or voting took place.
- Introductions were made among neighbors and the Board members and CPA Neighbors and Friends.
- Last year's annual meeting notes were approved Dan Miller moved to approve seconded by Jackie Nadlicki.

BOARD MEMBER REPORTS:

President's Report:

- Brian said that all the wooden swings in the parks are being replaced with poly glider style seating to put them in the parks. They will be put in on concrete pads then bolted down to prevent theft.
- Says brush from the Cordwood Association parks is being recycled by Lofgren pits.
- Trash dumpster from last year was a success but communication issues were noted by several members. There were two 40 yard dumpsters. Huge problem with non-CPA people illegally dumping in them.
- Working on getting Cordwood entrance signs replaced. Teresa Renaud is working on getting estimates and designs for replacement signs. Three signs are being replaced.

Vice-President's Report:

- Wood's Cedarhurst property camper is gone to junk pile.
- Working on sanding and painting picnic tables in all four parks.

Secretary's Report:

- All newsletters were mailed out in May.

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.

- Lisa did audit on June 22, 2023 Lynn Bell, Mike Clemente. All balanced out.
- Late notices were sent out with 30 day notice, anyone owing over \$250 get a notice, certified letter, late fee and fines get a lien put on their property until they pay up. The Board voted this new resolution last year. 33 people still in arrears out of 319 owners.
- \$6000 is still owed with two owners owing over \$1000 each.
- We are in good shape financially, new projects will bring the balance down. Costs of everything have gone up. Request of volunteers to dig areas for the cement pads would help keep costs down instead of hiring professionals.
- Four swings cost us \$3000. Estimate for all four pads was \$2500. Making pads will be eight inches thick with rebar so they will not shift and will hold up to the extreme weather conditions of Northern Michigan.
- Dumpsters cost us \$600 plus each. We will not be doing the dumpsters this year due to having the subdivision-wide garage sale.
- Contracted services, supplies cost did not change, cost of repairs are being raised, postage costs increased, insurance cost increased, property tax increases, utility costs increased which include the two entrance lights on US 23 and the Clubhouse.
- Social committee costs no change, building committee no change. Budget is \$1900 over expenses to income. We are at negative balance right now, but bank balances are ok to cover things. Expenses are \$15,000.00.
- Lisa said we need to start to thinking about reserve funds in case like boat launch updates, Clubhouse roof replace, fence repairs, says we need to start saving for unexpected circumstances.
- Lisa seconded approval of the Treasurers report. Report approved.. NO nays.

COMMITTEE REPORTS:

Buildings and Grounds: Members are Mr. Bell.

Parks: Members are Steve Grabowski and Randy Wurtz.

- Most issues are dy brought up as previously noted.
- along that it is not trespassing. Michigan Supreme Court has upheld this right.

Social Committee: Members are Carolyn Miller, Lisa Rankin, Sally, Rosalie Despain, Glenda Grabowski, Kathy Murphy.

- Bring dish to pass today for the Annual Picnic: pulled pork, hot dogs, potluck.
- They have prizes today and all are encouraged to attend. Gift certificates from Sign and Banner, Cheboygan Coffee, Splash and Dash, Cheboygan Opera House, BC Pizza, etc are contributors. There will be games.

- Lisa said she is dealing with DNR to come in and chat with interested members to discuss wildlife and DNR functions.
- Ladies luncheon, Euchre night, crafts classees, said the annual luncheon might be held at Clubhouse instead of Rosa's Restaurant.
- Also mentioned about a geologist to discuss rocks and possible rock walk along the beach.

Welcome Committee: Members are Nina Leake.

- Seeking new members to join.
- Nina has packets and will start to make them when she gets a list of new CPA members.

Condolence Committee: Member is Jackie Nadlicki and Nina Leake.

- Said that they have divided the subdivision in half where - Nina handles section one, and Jackie handles section two..

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

- Seeking new members to join.

Clubhouse Coordinator: Deb is Clubhouse Coordinator.

- Maintains and cleans clubhouse for events.

UNFINISHED BUSINESS:

- Dog waste and dogs running loose Brian said Animal Control needs to be called. Feral cats he said Animal Control will bring out a trapping cage with. There is nothing to currently enforce these issues in our By-Laws.
- CPA members were not willing to have the Board create an enforcement
- Watercraft and RVs (recreational vehicles) storing on property, if there is not a permanent residence it is not allowed. Only two units are allowed to be stored if there is a permanent residence, they must have current registration. Three or more need a permit.
- No tents or temporary structures are to be used as a residence or dwelling are allowed on lot(s).
- Community ditches along Cordwood - Ron and Brian have been to several Road Commission and Benton Township meetings and state that they are not going to put a priority on it so we will need to handle the issues on our own.
- The Cordwood Point Association Phone Book Directory is still under debate. Said all CPA members would be mailed a hardcopy. Names and addresses are being listed. All of this is still under debate as of this date.
- Speeding on Cedarhurst and Granville have been issues, Brian is going to request that Road Commission and or MDOT speed signs, three-way stops on certain roads.....

NEW BUSINESS:

- Watercraft and RVs (recreational vehicles) storing on property, if there is not a permanent residence it is not allowed. Only two units are allowed to be stored if there is a permanent residence, they must have current registration. Three or more need a permit.
- Ross Bell is requesting to stay on the Permits Committee, Lancome property on Straitsview and US 23 was noted that a house has not yet been put on the lot yet.
- Members note that two of the swings in Park 1 are broken and need to be replaced.
- Community garage/yard sale, August 4 and 5, 2023. Steve Grabowski is the coordinator for that. This will be advertised in the newspaper and Steve is planning to put a map to these garage sale locations.
- Brine on roads is done by Road Commission via Benton Township.
- There is to be no open burn with all of the dry conditions right now. Burn commits can be obtained online. All fires must be contained.
- Ross and fellow CPA member completed CPA voting counts. All proposals have passed.
- Nina Leake has been nominated to be on the Board. Board has approved Nina to the Board. Teresa will be continuing. CPA Members that are not present at this meeting will not be voted on to Board.

CLOSING:

- Brian moved to close the meeting at 11:45, Lisa moved to close and Rosalie seconded. to CPA member moved to close meeting and another seconded. Board approved to close meeting.
- Next meeting is July 23, 2023.

Respectfully submitted,

Victoria West,

Secretary