

CORDWOOD POINT ASSOCIATION - ANNUAL CPA MEETING MINUTES

June 25, 2024

BOARD MEMBERS PRESENT: Brian Cullen, Ron Malott, Steve Grabowski, Teresa Renaud, Mike Clemente, Viki West, Julie Gagnon-Cornish

CALL TO ORDER:

- ✦ Meeting called to order at 10:06 a.m. by Brian Cullen.
- ✦ Pledge of Allegiance was recited.
- ✦ Quorum established with 50 CPA members present so motions or voting can take place.
- ✦ Introductions were made by Board and CPA members.
- ✦ Last year's annual meeting notes read. Motion to approve by Lisa Rankin and seconded by Jackie Nadlicki. All approved.

BOARD MEMBER REPORTS:

President Brian Cullen's Report:

- ✦ New poly gliders were installed and bolted onto concrete pads in all four parks. Two original, old swings remain until unusable at parks 2 and 4. The wooden swing in park 4 has been stabilized due to repair and safety issues.
- ✦ Our landscaper Bill Neiman and wife April have been doing an exceptional job with our parks. Be sure to let them know!
- ✦ Cordwood Point subdivision entrance signs have been purchased and are being framed for installation. Heavier construction materials are being used to support the signs for increased durability and lower maintenance.
- ✦ The new subdivision signs were at meeting for members to view.
- ✦ Community Garage Sale 2023 was very successful. Thank you, Steve Grabowski, for coordinating, advertising, creating maps for the sale!

Vice-President Ron Mallot's Report:

- ✦ Hopes to have the three new subdivision signs installed by July board meeting.
- ✦ Working on sanding and painting picnic tables in all four parks.

Secretary Victoria West's Report:

- ✦ All 316 newsletters were mailed out in early May, earlier than the usual 30 days.
- ✦ Sincere thanks to those seven folks who helped with the newsletter.

Treasurer Mike Clemente's Report:

✦ Audit 2023 report completed on June 19, 2024 by Viki West, Karen Daniel, Lisa Rankin and Mike Clemente. Audit result was \$13,146.05, with \$7,989.04 in the Checking Account and a CD of \$5,157.01. The financials on both the Treasurer's Report agree with the CPA and PNC statements. All agreed. Many thanks to the ladies for their help!

✦ Each dumpster cost us \$600 +/- each in 2023.

✦ There are 316 CPA members, with 26 property transactions since June 1, 2023 to present 2024 date. There are 16 new CPA owners.

✦ PNC Checking Plus account balance on 6/19/24 was \$15,540.07, the CD was \$5,178.04 giving an asset total of \$20,718.11.

✦ \$4000 in dues arrived early this year due to the early mailing of the newsletter. 2024 Total dues paid \$11,635 from 195 owners with 191 owners fully paid and 4 partially paid.

✦ Some owners have some past dues. Four owners have liens, 11 members owe only 2023 dues, 1 owes 2023 without late fees, 19 members owe other amounts.

✦ 31 CPA members have outstanding association dues totaling \$6,925 not including the \$45.70 late fee.

✦ Low-earning money market account was closed and moved into a higher earning certificate of deposit (CD) \$5000. The current CD amount is \$5,178.04 as of 6/7/24. This was created as a "rainy day fund" for emergencies; for example, high winds destroy the Clubhouse roof.

✦ Social committee budget was increased, capital improvements budget also increased, maintenance budget unchanged (not needed in last fiscal year), legal fund unchanged, insurance budget increased, landscaping budget increased.

✦ Lisa motioned to approve report, motion seconded by Ron and CPA member Marilyn. Report approved. No nays.

COMMITTEE REPORTS:

Buildings, Grounds, and Parks: Lead is Genni Morgan. Members are Ron Mallot, Steve Grabowski.

✦ Walking along beach & waterfront by water's edge is not trespassing. Michigan Supreme Court has upheld this right.

✦ One of the subdivision entrance signs fell down in a strong windstorm. It was re-installed but will soon be replaced with a new sign.

✦ Gennie mentioned putting more sand in the parks especially to cover up loose materials and exposed tree roots. Safety issue concern.

✦ Park priority idea list results submitted from the newsletter:

1. Repair/replace park fences 12 total votes

2. New Park Signage - 11 total votes
3. Update Park rules - 11 total votes
4. Stairs to beach in park 2 - 11 total votes
5. Repair basketball courts - 10 total votes
6. Permanent corn hole - 9 total votes
7. Repair shuffleboard courts - 8 total votes
8. Park pavilion in park 4 - 8 total votes
9. BBQ Stations - 6 total votes
10. Pickle ball courts - 5 total votes

✦ Other Park ideas included: More sand for the parks, repair boat launch, clean boat launch yearly, life rings, fix volleyball, garbage cans at all parks with pick up

Social Committee: Lead is Lisa Rankin. Members are Carolyn Miller, Lisa Rankin, Sally, Glenda Grabowski, Kathy Murphy, Michelle Huds.

✦ Big thank you for Chef Michelle Huds for grilling food for the Annual Picnic today.

✦ Bring potluck dish to pass today for the Annual Picnic: chicken, pulled pork, hot dogs, are being served.

✦ Raffle with prizes today and all are encouraged to attend. Gift certificates from Signs of Mackinaw, Cheboygan Coffee, Splash and Dash, Cheboygan Brewery, and more contributors.

✦ Other social activities planned: Ladies luncheon, game night, Cordwood night at Hive North, Mexican night with tacos and dress contest, Hawaiian night with dress contest, crafts classes, Harvest dinner potluck to be held at Clubhouse.

✦ **Welcome Committee:** Lead is Nina Leake.

✦ Requested subdivision map to include in welcome packet. Brian will get her a copy.

✦ Nina is creating welcome packets and will send them out to new CPA members.

Condolence Committee: Members Jackie Nadlicki and Nina Leake.

✦ They have divided the subdivision in half where - Nina handles section one, and Jackie handles section two.

Clubhouse Coordinator: Deb Mallot is coordinator. Not present.

UNFINISHED BUSINESS:

✦ CPA members must contact Cheboygan Animal Control regarding dog waste, loose dogs, and associated problems. Cheboygan County Animal Control has informed us that complaints are taken seriously and are either civil or criminal depending on the situation.

✦ There is nothing in Cordwood's by-laws/restrictions to enforce animal issues. It is not in the power or ability of the CPA board to do so.

✦ Cordwood's roads are public and maintained by the County.

✦ CPA members should take responsibility of cleaning excess vegetation, dirt, etc. out of ditches on their property(s) as it is not a priority with the County even though it is their responsibility.

✦ Road Commission nor the County notified us that they are not going to install 25 mph signs, extra stop signs, speed bumps, or solar-powered speed signs anywhere in Cordwood.

✦ Wearing helmets is required, per Michigan's law, for minor children and young adults when riding or driving ORVs in the subdivision. They must be under adult supervision. Many minors have been observed driving/riding without helmets and adults present.

NEW BUSINESS:

✦ Volunteers are needed to serve on the Bylaws & Restrictions Committee to review and update our current governing documents. This is a mandatory requirement for Cordwood to ensure our restrictions and regulations are in alignment with County restrictions and regulations.

✦ Question as to whether we want another Community Dumpster this year? We had two dumpsters two years ago: the first dumpster left over full and the second dumpster left about 3/4 full. Board had originally decided to alternate between dumpsters and community garage sale every other year.

✦ CPA members brought up having another community-wide garage sale stating the excitement and success it was last year. Public bathroom issue brought up for sale shoppers. Gennie Morgan mentioned the idea of opening the Clubhouse for public bathroom use and offering food and drink for donations. Idea did not sit well with most CPA members.

✦ Board will discuss having another community-wide sale at the regular board meeting today after Annual meeting closes.

✦ There is a huge need for volunteers on all committees and the board. Not paid for serving on any committee or the board.

✦ Many thanks to Nina and Lynn for counting the voting ballots and giving us the results.

✦ Voting ballot tallies: Brian received 70 votes, Mike received 80 votes, Steve received 76 votes.

✦ Ballot write-in candidates with the most votes were Genni Morgan and Karen Daniel. Both have agreed to serve on the board.

✦ Bob Schmidt, Paul Salvatore, Bill Ahrenberg were also write-ins on the ballots for the board. They will be contacted to see if they would like to serve as alternates in case a board member resigns.

CLOSING:

‡ Brian moved to close the meeting at 12:04, CPA member Tom moved Teresa and Ron seconded. All approved. No nays.

‡ Next meeting is June 28, 2025.

Respectfully submitted,

Victoria West,

Secretary