



Cordwood Point Member Association, P.O. Box 201, Cheboygan, MI 49721
www.cordwoodpt.org

MINUTES OF THE 37TH ANNUAL MEETING
JUNE 28, 2008
Clubhouse, 9:30 A.M.

Determination of a Quorum: announced by Secretary Roy MacFarland, with 62 proxies and members present.

Presidents report: (Official report w/original minutes)

Ross recognized board members not seeking re-election: Kevin Killeen and Joan Cowgar, and thanked all members of the board for their participation.

Recognition was given to volunteers who helped improve and maintain association properties over the past year. They included Matt Block, Gary Bowen, Paul Kovack, Ellery Mitchell, Stanley Mysock, Howard Veenhuis, and Bruce Finney.

The Property Review Committee members, who volunteered to assist the board with property use issues were recognized. This group was not utilized in the past year, in favor of strengthening the By-Laws and restrictions. This year, the committee is comprised of Gregg Hokans (Coordinator), Dennis Dispain, Jackie Nedlicki, and Matt Block..

The Cordwood Point Association's fiscal operations budget was changed from reporting on a January-December to July-June basis so the budget can be ratified immediately upon approval of the membership.

Bruce and Darlene Finney have volunteered their services to keep the Clubhouse clean and orderly.

Members of the newly formed "Welcoming Committee" were recognized- Joan Cowgar, Jacki Nadlicki, Ann Wolf, Pat Mitchell, and Alice MacFarland. All members were asked to report any new activity in the neighborhood to this group. New members are always welcome.

Ross challenged the membership to get involved in their community. We need more volunteers to accomplish the challenging list of association goals and objectives for the coming year.

Treasurer's Report:

Checkbook balance January 1, 2008	\$ 7217.87
Deposits	<u>6380.00</u>
Sub-Total	13597.81
Total Expenses	<u>(5857.48)</u>
Checkbook Balance June 28, 2008	\$ 7740.33

The Treasurer, Connie Newlin stressed the importance of re-establishing an Audit Committee. Using Connie as a resource, the committee will review the association's financial activities and provide information for the annual audit report. The committee includes Rosalie Despain, Richard Pierce, and John Courte

John Courte suggested that rather than have a large increase in dues, have incremental increases. Connie pointed out that some of our members cannot afford the current \$40.00 dues. No increase is being considered at this time.

Maintenance and Grounds:

Jerry Nedlicki reported the following accomplishments-

Hired Black River Lawn Care, owner /operator Matt Szatkowski (3 Reference's checked and customers highly recommended.). Matt is appropriately insured

Benches at all 4 parks have been stained.

Rut at Straitsview entrance has been repaired, seeded, and strawed. Jerry waters daily.

Merry go Round and Teeter in Park #1 have been stained, as well as 3 older picnic tables.

New basketball hoop and backboard installed in Park #4.

Placed a carbon monoxide alarm in the clubhouse.

Fresh coat of paint on the entrance signs.

Replaced three "Children at Play" signs at park entrances.

Unfinished tasks include repainting park animal rides and repainting the clubhouse sign.

A discussion on installation of a horse shoe pit in Park #1 concluded with a show of hands revealing "no interest".

Architectural Review Committee:

Bob Ulrich reported these activities-

New Construction permits: 2 (Lots 559/560, 463/464)

Additions: 2 (Lots 35/36, 444)

Garages: 3 (Lot 429, 219, 164)

Gary Bowen opened discussion on the Park A, B, and C (beaches) property lines beginning and ending points. The board will investigate the current legal ownership and the appropriate use of lake front beaches.

Clubhouse:

Joan Cowgar reported that there were twelve requests for the use of the clubhouse in 2007. She already has received 6 for this year. Joan is looking for member input on activities in the clubhouse.

The key fee has been raised to \$5.00

Web page:

Roy MacFarland reported that the association web site has been updated and will be again after the Annual Meeting. There is much more info available for review. Monthly board meeting minutes will be posted. Go to www.cordwoodpt.org to view the site.

Election of Board Candidates:

Ross Bell has been re-elected to the board, Jim McNine and Tom Nelson were elected as new board members. A motion from Bruce Benter was made to accept Ted Wolf as an interim board member to sit in for Randy Smith during his absence. Motion was seconded by Bruce Finney. All in favor, so moved.

A motion was made to destroy the ballots by Bruce Benter and seconded by Bruce Finney. All in favor, so moved.

Unfinished Business:

Nominations committee is not yet established..

Board discussion on the placement of a horse shoe pit in Park #1 ended with a consensus that association liability for accidents in the pit area was too much of a risk. There was also a question about the availability of the horse shoes.

Board reviewed the Sympathy and Flower policy and decided to send cards. Too frequently, we hear of the illness or passing of one of our members too late to send flowers to the funeral service.

Lake Huron water quality issues can be answered by going to the D.E.Q. web site- www.deq.state.mi/Beaches/site. Water is tested and placed on line weekly.

Issues with the road conditions and the ongoing debate of paving association roads are being referred to the Roads Commission. Members include Tom Nelson (Chair), John Courte, Kevin Wheeler, and Bob Luke.

A motion was made by Bruce Benter, seconded by John Courte, to contact the county on who to contact for additional applications of brine, and how much it would cost. . 37 approved, 1 opposed.

New Business:

Dave Brown complained about a “no-bid” contract for the property maintenance contract and because it was subsequently given to a relative of a board member. Both Kevin Wheeler and Dave Brown saw a truck with the sub-contractors name on it (F&F Construction) that put their tree cuttings in front of Park #3. This was reported to Ross Bell and nothing was done because his relative worked for the company. Now the company has the contract, which is a conflict of interest.

Ross Bell and Jerry Nedlicki assured the membership and Mr. Brown that the maintenance contract was not bided due to the interest of time and the contract was given to Black River Lawn care, who’s owner is not related to or an acquaintance of Mr. Bell. Since Mr. Wheeler also observed F&F piling up their brush at Park #3, this issue will be addressed by the board at a subsequent board meeting and decide what action, if any, will be taken.

Bruce Benter questioned the legal status of waterfront property and usage. The board said they will look into the State’s laws and interpretations so it can answer this question.

Recognition and appreciation of Jim McNines roadside brush cutting was noted with a round of applause.

Discussion about installing “Motorized Vehicles Prohibited” signs concluded with assurance that this will also be a topic of discussion at a future board meeting.

Current road conditions with regards to speeding and installation of additional speed limit signs will be brought up at a future board meeting.

The status of the corporation was mentioned and if we should look into the most appropriate organizational status – i.e. L.L.C., Non-Profit, etc. Kevin Wheeler volunteered to assist in providing information. The board intends to contact legal counsel for a briefing.

Ratification of actions of Directors and Officers for 2007-2008:

Moved by John Courte, seconded by Cynthia McNine. All in favor, so moved.

Respectfully submitted, Roy MacFarland

