

Cedar Shores Board Meeting

September 21, 2019

Call to Order time: 10:00am

Pledge of Allegiance

Attendance: Kevin O'Brien conducted roll call.

President – Leo Urban – Present

Vice President - Barb Tolles – Present

Secretary – Kevin O'Brien – Present

Treasurer – Barb Woody – Present

Members at Large:

Assistant Secretary - Wendy Helmic - Present

Julie Hrdlovich - Present

Jeff Giles - Present

Approval of Minutes from previous meeting:

Barb Tolles motions to approve the minutes. Kevin O'Brien seconds. Motion carries.

Treasurer's Report:

Capital Improvement: \$56,787.12

Reserve: \$26,278.14

Checking: \$9,773.92

Savings: \$7,4508.03

Petty Cash: \$170

\$21,775 will be paid to C&R to install the underground electrical box after consumers is done with their portion of the work.

Park Managers Report: Wally is pleased to be back.

Office Managers Report: Created folders of information for board members. Created a binder of information including invoices and other information.

Updated LARA licensing.

Storage lot excel spreadsheet created.

Storage lot contracts must be completed and signed yearly
Meter readings will be done at the end of the weekend.

Committee Reports:

Welcome Committee: No report

Recreation Committee: Winding down to the end of the year. Posting on website what needs to be done. Workday? Can use more members on the committee.

Finance Committee: Alan Burke and Lisa Smith will be on the finance committee. Working on a 5 year plan.

Election Committee: No Report

Safety Committee: No Report.

Architecture Committee: No Report.

Storage Committee: 163 storage sites. 31 missing contracts. Not guaranteeing these storage lots to owners next year if they do not have a contract. 18 trailers on storage lots with violations including out of date registration, broken trailers, flat tires. Jim asks board to increase the fee from \$10 to \$25.

Wendy Helmick motions to raise the storage lot fee from Ten Dollars to Twenty-Five Dollars per year. Barb Woody supports. Motion carries.

Assessment Committee: 3 units have been removed. 3 more will be removed in the spring. Letters are going out for appearance violations. Duane Ross comments that sheds and trailers are hard to determine what lot they sit on. Wally recommends all lots need to be marked properly for emergency personnel.

John Krause: Created park map we use today. Intent was to assist emergency personnel to find lots.

Old Business:

Nothing to Report

New Business:

- DEQ Permit had expired as of August 1st. 5 year license. Working on getting renewed.
- Bathroom drains have been cleaned by a professional drain cleaning company Roto Rooter. Guaranteed for one year.
- Spectrum lines are on the ground, boxes with no covers. They will come back to the park and fix the issues.
- **Barb Woody motions to remove the old board president Al Foote and add new board president Leo Urban. Kevin O'Brien seconds. Motion Carries.**
- LARA license has expired. Discovered when treasurer went to the bank. Paperwork has been filed with the state to renew the license.
- Final pump outs can be scheduled at the office or get with Wally.

- Consumers was in the park and installed new power lines. Waiting on C&R to install a new underground switch. Power will be disrupted when the switch box is installed.
- Wally's days off are Wednesday's and Thursday's. If you have an issue see him.

Open Discussion:

- Duanne Ross lot 374: Question on what to expect from the electrical upgrade?

Chris Cross gave update: Rank electric was \$8,000 per lot, Consumers \$12,000 per lot, C&R \$4,000 per lot to upgrade park pedestals. Bids were stopped due to the extreme cost of the project.

First phase: Consumers install new electric lines from Townline Lake Rd into the park.

Second phase: Remove the fuse from the top of the pole, to an underground one that allows C&R Electric to change incase it blows, with a much faster response time and lower cost than consumers.

Third phase: Would require thousands of dollars per lot. Upgrading the individual's trailer power to new code.

- Julie Foote Lot 318: Asking about outstanding balances for the co-owners. Barb Woody estimates around \$5,000.
- Al Foote Lot 318: Recommends starting an electrical committee. Leo is willing to accept committee member volunteers.
- Tracy Spencer Lot 25: Asking if the storage contracts will be mailed? Jim Woody says he will have office manager send them with the maintenance fee invoices. Jim also mentions that storage lots will be rearranged according to trailer type.
- Lori Hughes Lot 267 – Asking for bathroom custodian to do multiple cleanings during the holiday weekends. Leo says the problem will be resolved.
- Tracy Spencer Lot 25: Offering ideas and new ways to clean the bathrooms. Also mentions any committee member can send Fran Medina information they want published in the monthly newsletter.
- Linda Lot 159: Barb Tolles used to clean the bathrooms here. She wants her to help Mariah.

Also asking the board to consider limiting the number of storage lots to two per lot.

- Jim Woody: Thanks to Chris Cross for effort working on the electrical.
- Dick Tolles Lot 168: Maybe adding the numbers to storage lots will encourage people to add numbers to their golf cart?
- Chris Cross lot 28 – Mentions the increased storage lot money could be used to pay for lot markers
- Kathy Shay Lot 360 - Asking if park workers could get a raise? Leo mentions the matter has been discussed.

Wendy motions to adjourn, Barb Tolles seconds.

Meeting adjourned at 11:13am.

Respectfully submitted,



Kevin O'Brien

Cedar Shores Board Secretary