

Annual COBA Meeting - Blade Park – 6/11/23

Board Members in Attendance

Jim Gideon
Lori Harper
Frank Hodge
Jeff O'Connell
Jim Stengle
Craig Trick
Joanie Zavagno

Board Members Absent

Jeff O'Connell

Roll Call

Roll Call to determine 30% quorum in person or by proxy was completed by Jim Gideon

Reading and approval of August 22, 2022 Meeting Minutes

Jim Gideon reviewed the minutes of the 8/22/2022 meeting

Meeting minutes were accepted as read

All Approved

None Opposed

Financial Reports

Jim Gideon reviewed the Financial Statements

Statement of Revenue & Expense 2022 vs. 2023

Revenues – Income is as expected

As of 6/9/23, \$32K collected

Expenses - Deficit of \$15K (\$14k beach cleaning machine, \$1K pumps, buoys)

Spent \$26K in addition to the snow plowing which will be under \$1,000

Doug Day expense is deferred, as we haven't received an invoice yet

Assets

\$110K balance of savings & checking

A/R – all members with unpaid dues have been notified

Jim to shake himself of dues collection responsibility!

Equity Fund Balance

45K lot fund balance before balance of this years expenses

\$73K Marina Fund Balance before balance of this years expenses.

Used for replacing docks at a future date, and shoreline work

Will be used to replace docks in the future

Dredging – water was lower. We'll dredge again the weekend before Labor Day.

Water is the highest in mid-June and is lowest at the end of the year.

Equity & Reserves

\$118K Balance Sheets compared to \$75K in 2022. We haven't spent a lot of this years expense yet.

\$45K Lot Fund – end of 2022 \$13K surplus. \$20K will be ending balance.

Expecting to have more. Raised dues to help offset expenses.

\$73K Marina Fund (\$60K will be ending balance)

Jim made a motion to approve the Financial Statements:

Seconded the Motion - Joannie

All Approved

None Opposed

Trustee Reports

Dockmaster – Jim Gideon

4 members are currently on the waiting list.

A dock freed up unexpectedly, as Rick Peiffer put his dock in the pool. Nate is next on the list for a temporary dock, then Gerald Hetrick.

We might open a new small temporary dock, which will be used as an extra jet ski dock. We will email everyone regarding interest in a 2nd dock then will pick a name via a random drawing. The cost will be \$400 but will be prorated.

Dock Rules will be updated and sent to members. Members don't have to own a boat to get on the waiting list. If you're on the waiting list and offered a temporary dock, you won't lose your spot for permanent dock. Boats are limited to 26' unless you obtain permission from the Board and they will determine whether or not it fits reasonably in the dock without impeding the entering or leaving the channel, boat launch and surrounding docks. We are trying to be as flexible as possible. Safety is our #1 priority.

Buoys will be installed shortly with red and green lights. Dark hour/evening returns will be marked better shortly.

Pumps – Jim Gideon

Recall in the June meeting we discussed a submersible, underground pump that does not emit a lot of noise. We purchased two 1HP pumps for the Marina. One is primary, the other is secondary. a controller will be used to even out usage.

We also purchased two 3HP pumps for the park. A controller in the pump house allocates the usage and will alternate to the next pump to even out the usage and/or switch to the other pump if one goes out. A lightning strike blew out the relay and casting off one of the pumps. It fortunately should be covered under warranty, but not completely certain yet. The other pump is fortunately still working. We will investigate getting a lightning rod on it.

This year lightning caused some issues for the association all around. Mark Waltz brought up that the discharge line is not visible and covered by rock as Nick Shortridge covered it instead of exposing it and putting it in a bulkhead. The line will be uncovered to investigate if there is a blockage. We might need an excavator. We think the Pump Project will finally be complete and will operate well with one 4" line.

Christmas in July – Jeff O'Connell and Frank Hodge

Christmas in July is scheduled for Saturday, 7/22/23. Jeff and Frank are chairing the event. Setting up tables, power supply, staged, etc. required Saturday morning at 9AM. Jeff will work on food. Greg also helps. Lance Healy's Cloud 9 band will be playing, and we're getting a great deal. It will be a lot of fun. Thanks in advance to all of you for helping with setting up and tearing down on Sunday, 7/23/23.

Buoys – Jeff O'Connell

The water is cold – 54 degrees in Cleveland. Survivability is 20 mins before you get hypothermia. Once the water gets warmer, our goal is to have all of the buoys and chains installed. Jeff will assemble them, so they are ready to be used.

We purchased new stainless steel jet ski buoy shackles which won't come off the eyelet. We are in the process of staging them and getting them ready to be installed (as soon as water is warmer!). We need young, strong helpers!

100th COBA anniversary - Joannie

Last year was COBA's 100th anniversary was a representation of all of Catawba Island. Check out the museum to learn a lot about Catawba Island history. Thanks to everyone for donating or lending items.

Tom talked to a company in Fremont about making the plaque. We should have it sometime this Summer. The plaque will go on the big rock that Mr. Frankart donated – by the big tree.

Work Day – Jim Stengle

We accomplished so much this year and a lot quicker thanks to Tim Frankart and his heavy equipment! Special Thanks also to Tom Higgins, Rick Marilyn Peiffer, Kevin Wagner, Al Wohl, Greg Peiffer, Tim Frankart – the work they did was off the charts! Thank you are much appreciated!

Schill – Jim Stengle

We are happy with Schill's work. This year Schill increased their costs 17% and also wanted a rider to add the cost-of-living increase. Jim contacted 8-10 other contractors to get quotes. Not one would even give a proposal! These contractors can't get new workers and can't keep up the work they already have. Our agreement with Schill is for 2 years. We do have the option to get out of the agreement if needed.

Old Business

Baldwin Lot – The entire house can now be seen. It is not hidden by vegetation. We pushed to get the entire job done and a huge improvement was made. The common pathway is now open. We will re-mark the signs with a stencil – indicating park access with an arrow. We will mark the signs by ALL common pathways. Will try to subtly communicate to people that have unsightly obstacles in their yards to clean up.

Beach Cleaning Machine – Purchased a new machine and it's working great. Kevin will work with Steve. Every Thursday afternoon/evening, the beach should be groomed so it is ready to enjoy. It needs to be dry for a few days to use the beach cleaner but if not we will still groom with the ATV. We can't control Mother Nature!

Dead Fish Issue - Tim buried at least 150 fish. With the rapid temperature change, fish resembling sheepshead surface on the water. Kevin noted fish washing up on shore is a biological hazard and some had 3-4" thorns. A container to hold them was suggested, then have landscaping take them away. We are currently burying them in the sand.

South Channel Pier – it was recommended by Gill Construction to add cement around the sides and cap the top. This should be done in mid-January when water level is at its lowest. Rocks are rolling down into the water all down the channel wall. We need to beef up the base. Estimate to repair/replace South Channel rock is \$33,000 and does not include the flat cement part. The north channel needs some rock and pitching and the estimate came it at \$13,000 from Innovative Excavating. Jim has been requesting bids from Gill Construction on numerous occasions over the last two years but Ray Brooks just doesn't get the quote, so we have no choice but to go outside.

Tom Higgins reminded everyone that kids are still throwing larger rocks off the pier into the water. He suggested adding signage that states 'No Rock Throwing in the Water'. It is all of our responsibility to monitor this. 'No rock throwing' should be added to the COBA rules.

North Channel - Obtained estimates to add and repatch the north channel at \$13,000. Just guessing at what the flat part of the south channel will be, we assume the total project for the north and south will be at least \$60,000 and we should budget to start reserving for it at a 75% marina allocation and 24% lot allocation.

COBA Rules

We're all responsible for enforcing the rules. See something - Say something. Be diligent. Be kind but affirmative. You're an equity owner of this association. If something isn't right, address it!

People are coming over from other neighborhoods – Byrneal, Kennykirk, etc., claiming 'So and so said we can use the beach anytime' Our rules specially say you cannot give someone permission to come and use the common areas anytime. If you are visiting that member or staying at their place, then they may use it. We give a warning once after making note of who it is and per the police department, call and they will issue them a warning and if they come back a third time, call the police and they will have them prosecuted for trespassing.

Only people visiting at a COBA member's house are allowed to use the beach and common areas.

Signage might be needed!

Golf Carts

Reminder about golf carts:

Parking

Please don't park golf carts by shaded area. Drop off your items at the beach then drive over to the parking area to the left of the path to the patio or the south of the pier access driveway but do not block the drive in the event EMS or someone not able to ambulate to the area needs to be dropped off.

Underage Driving

Underage kids driving golf carts is not permitted – DRIVERS WITH LICENSES ONLY!!

Golf Cart Insurance

Make sure your golf cart is covered under your homeowner's insurance policy. We will add this to COBA rules. We suggest you talk to your insurance agent to be covered for both property damage and liability. This is usually covered by your homeowners' policy. Check to see if you have coverage under your homeowners' and/or auto insurance.

New Business

Ideas for Future Improvements

- Boardwalk
- Stamped concrete sitting areas.
- Additional seating areas (estimate of \$3,200 per area)
- Add sand to volleyball area
- Add grill to the new picnic area by the big tree
- Pickleball/Basketball Court in Park area. Expand what we currently have. The current surface has cracks and needs some surface repair. It will cost too much \$ to replace the entire concrete pad. Will check into the cost. Drainage could be an issue, esp. as we get closer to the pumphouse.

Small Improvements Fund we currently budget \$2,000 each year.

Theo Dunham mentioned the walkway between Mercer & Rouen properties is a public walkway. This area was a wonderful spot to look at the lake before many of the houses were built. It's now a mess with sinkholes, pipes, etc. Theo suggested we improve it further and put a small platform to stand out and look at the lake, as another access point to see the lake. Currently the area is full of weeds, rocks, and not accessible. We would like to put the pump discharge in a visible cement bulkhead to protect the outlet and make it more visible to ensure pumps are getting water to the lake. Laura Mercer & Rouen's are not in favor of it as it infringes on their privacy. Kevin Wagner pointed out the two people impacted are not present, and these property owners might not want to add an easement. He recommended to leave property as-is. Lakefront property is very expensive. Be kind to our neighbors. It was also pointed out that this intended to be an access point to the lake (pump lines) and that we have plenty of area to enjoy at the park which was intended to be where you looked at the lake and that the access area is only 10 feet wide.

Social Register

Make available to all members. QuickBooks roster needs to be updated so homeowners can be contacted in case of an emergency (boat sinking, fire, flood, etc.).

Website

Plan to update and post Minutes, Financial Statements, contact lists, etc.... Update your current contact info and if you don't want your info published, let us know.

Electrical

Tom was able to fix the GFI at the tree near the channel (Thanks, Tom!). The electrical panel is about 65 years old.

Identified and prioritized electrical upgrades:

1) MUST HAVE:

A new electrical panel on a new pole. Tim Frankart tried to have Ohio Edison pay for the new pole. Our old panel is on the pole. Tim said the old pole is starting to deteriorate. The \$8,300 is the estimate for the pole, the panel and replacing all the underground wiring and adding new outlets at a few places in the park. Safety and legal exposure from self installed prior wiring was also a big factor and the needs to be done sooner than later.

2) NICE TO HAVE:

extra power by the a) area where the band plays b) warmers used at Christmas in July c) parking area d) patio e) new picnic area

Tim Frankart recommends upgrades in 3 different locations. The current outlet wires are not in a conduit and could be dangerous if they got nicked. Tim suggested installing a PVC conduit and stub up with rigid conduit. Each location would have 2-3 circuits so members could plug in a lot of items and wouldn't have issues with circuits. Other areas could also eliminate old outlets and upgrade.

Bob Wilson suggested we might not need an outlet on the patio, but running an extension cord to the non-GFI outlet is dangerous. Currently, members have to take food/warmers to their houses because the current /existing outlets are not compliant. We have a wire running down the tree!

Jim Stengle made a motion to approve the expense to update the electrical issues. It is not an emergency right now, but COBA could be liable if someone gets hurt by plugging into an old outlet that isn't working properly. We raised dues, we have the \$. The beach area is our asset; let's maximize!

Seconded the Motion - Reineke

All Approved

1 Opposed

Board/Officers

Jeffrey is going to step down as a Trustee, but he will still help out. Linda Peiffer would be willing to run for his opening and will take on the Treasurer responsibility which will be a huge help to Jim Gideon who with Laura Harper has been doing this responsibility. Thanks to Jeff for all of his support and work!

Trustees should be performing responsibilities, relieving Jim of handling everything. Jim is doing a good job of delegating more! 😊

Bob Wilson gave a big thanks to the Board members who take the time and for all they do!

Meeting Adjourned

Tom Higgins made a motion to adjourn the meeting at 2:18PM

All Approved

None Opposed