

**CORDWOOD POINT ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

**AUGUST 28, 2021**

Meeting called to order at 9:04 a.m. Ron Malott.

Pledge of Allegiance was recited.

A quorum was established. Voting or motions at this meeting took place.

Board Members Present: Ron Malott, Victoria West, Mike Clemente, Brian Cullen (by phone), Steve Grabowski, Teresa Renaud, Jackie Nadlicki.

Board Members Absent: None.

Warren Leake at meeting.

Read and reviewed Minutes from July 24, 2021 meeting. There was not really a meeting since a quorum was not established (only three members present at July meeting). Meeting minutes approved by Mike Clemente and seconded by Jackie Nadlicki, approved by the board.

**President's Report:**

Anchor bolts put in park swings, stain holding up on Clubhouse railings.

**Vice President's Report:**

Brian had no further things to add.

**Secretary's Report:**

Residents are calling about information such as name address, phone, contact on land owners thinking we have a residential database. None given out.

**Treasurer's Report:**

Mike got more checks.

Went over the financial transactions, Lynn made some sign changes through Sign and Banner, and materials to fix step in park 4, lights for the signs, and yearly

rental for P.O. Box in town.

Annual 2 cents from money market account.

All changes have now closed on the properties sold. He is waiting on updated information from the county. We did collect from Penny Belle Holdings.

He got 49 replies out of the 104 he sent out to collect. Out of 57, 22 owe greater more than this year, 2 have paid some, 33 owe for 2021 only.

Jack Pierce and Sally McGill (2018) had passed away.

Treasurer's report approved Teresa and Jackie Nadlicki seconded. Board approved report.

PNC email about residents being able to pay online. Link will be put on Cordwood Point webpage with Carolyn Miller's assistance. Card not present is cheapest option to use as it charges less per transaction. Talked about API integration. Recurring payments option for automatic. This can be cancelled anytime and money will be refunded for the program. Cost is onetime fee of \$99 and \$4.95 a month (total is \$158 for first year, and \$59.40 for every year thereafter). This feature will eventually be on the website. Looking at this to become active in 2022. All of this stays between PNC and Cordwood Point Board, no third party involved. This would be cost effective if over 100 residents sign up for this payment option. No registration or password needed for this.

Board approved and passed motion with no Nays. Teresa Renaud approves for Clover Platform for option 1.

### **Unfinished Business:**

Ditch and overgrowth video and pictures from rainstorms flooding and overflowing the ditches that need to be dug down and weeds removed. Steve and Ron going to Benton Township meeting to show them pictures from rain and previous storms. We are starting to add pressure on township level then go further up to the county level.

County Commissioner was at the previous August Benton Township meeting.

Brian has experience in environmental restoration and construction.

Benton Township next meeting is September 13.

Steve is doing the lighting update from to change all fluorescent lighting to led. He will be doing all the lighting. Direct wire. \$150 estimated total. Two floodlights on Clubhouse can be changed over. Ron says he will be happy to help out. Steve ok with being reimbursed. Motion to approve by Viki West and Mike Clemente. Board approved no Nays.

Basketball hoop in Park 4. Dr. Burt did not agree with removing the basketball hoop, he offered to help. Mike would like to have it there. We already removed the Volleyball. The base of the pole is all that needs to be shored up.

Cheboygan County is going to be adopting a blight ordinance which would give us the power of the county behind us. The property on Cedarhurst - Mike did say that Mr. Woods did contact him about paying his dues. This includes the Stoyk property on Birchall.

### **Active Committees:**

Swing number 2 park anchor bolts put in to reinforce all swings in park. Randy is on working on Building and Grounds where he repainted and reinstalled Cordwood Subdivision signs. Steve is working on Clubhouse sign.

Social Club Campfire August 4 had 14 people show up.

Ladies luncheon on September 11. Lisa is not here to answer questions.

October Harvest Dinner at Pier 33.

Nothing from Welcome Committee. Nina Leake is head of the Welcome Committee.

### **New Business:**

Jackie Nadlicki notes that there is a blighted property out by her on Granville Drive and that the home is operating a wild animal sanctuary. Does he/she/they have a permit? Signs says "Nature Habitat", says skunks, racoons, etc. Owner is

not in compliance with Cordwood HOA regulations.

Lot fee question posed by Ron on possibly imposing a fee on undeveloped lots maybe \$10 per lot. Mike says we are paying owner by owner instead of charging by lot. He is concerned that it is "nickel and diming" people. Mike says we have 711 lots with 322 owners. We will table this for now.

Need to fill two board positions: Sandy Flowers and Pat Mitchell have vacated seats. Posting a sign on our kiosks. Advertising is the way to go. Word of mouth.

Warren Leake has volunteered for the length of one of the remaining terms. Warren has been nominated and accepted for one year term remaining on Pat Mitchell's term. Approved by board. Seconded by Mike Clemente and Teresa Renaud. Board is VERY appreciative! No nays. A BIG THANK YOU TO WARREN!

Pat Ginley wants to put up a shed. Ron took him down to Ross Bell to submit paperwork. He has already gone to the County for paperwork and permits.

Steve Grabowski and Mike Clemente moved to close the meeting.

Next meeting is September 25, 2021.

Meeting adjourned at 10:15 a.m.

Respectfully Submitted:

Victoria West

Secretary