



CCC Association
Board of Directors Vincent Mastrovito, Cheri Hoffman, Ben Bergman, Curt Brock, Eric Eide, Phil Pratt, Mike
Heneka
October 3, 2005

I. Call to Order

The President of the Board Vincent Mastrovito called the meeting to order at 10:30am

II. Roll Call

Board Members Present: All Board Members present

Absent- Jean Musilek Association Manager, Tom Moody Grounds Committee

Guests Present: Jerry & Marilyn Paga, JB Hoyt, Mike Elwinger, Judy Heneka

III. Grounds Committee Report

JB Hoyt gave a report on behalf of the grounds committee.

IV. Old Business

- Rediscuss request for JB Hoyt to have the association pay for time with association attorney to get an opinion on the residents that back of PaBAShan. Board met in September for a special meeting virtually and voted unanimously no on this issue. It was re-confined for October 3rd, 2025.
- Update from Mike at Reith Riley on the cost and process to resurface the roads, the board unanimously approved it to be completed in 2026. The coat will be \$261,370 for the repaving and \$17,825 for the road repair.

V. New Business

- **Proposal from Harbor Springs Excavating to repair approx. 300 feet on CCD coming up to NCCD.** The cost is \$39,650, The Board unanimously approved and will be coordinated with Reith Riley.
- **Culvert Clean Out-** JB Hoyt went through a map of all culverts and marked them in order of importance, the board unanimously votes yes to repair all A culverts.
- **Lights at Snabes'-** this is a resident issue not a board issue, Jean will have the residents reach out to their neighbor and discuss.
- **Garbage opt-out-** Board unanimously voted to have all residents pay full cost with no exceptions.
- **Streetlights** discussed how many should be purchased , JB Hoyt said that Harbor Springs uses the same ones, have Jean reach out to confirm where they buy from and we should be able to buy as needed.
- **Storage Facility-** Voted down by board unanimous not needed at this time.
- **Back Entrance-** JB Hoyt presented a strategy to widen the back entrance by 6 feet for a cost of \$3,970. Board voted 4-3 to approve, need to confirm cost to determine if it is still viable, and if the integrity of the community stays intact.
- **Authorize Committees-** Board unanimously approved the grounds committee JB Hoyt and Tom Moody for another term.

- **Website update requests-Board approved unanimously**
- **ARB Guidelines & Check List- Board approved unanimously.**
- **Energy Policy- Board approved unanimously.**

The meeting was adjourned by the President Vincent Mastrovito at 12:00pm.