

# CCC Association Minutes

Board of Directors Meeting | April 24, 2026 | 10:43 AM

## CALL TO ORDER

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Vincent Mastrovito motioned to call the meeting to order. called to order at 10:43 AM.

## ROLL CALL

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Board Present: Vincent Mastrovito (President), Cheri Hoffman, Ben Bergman, Phil Pratt, Mike Heneka, Marcel Gensler, Curt Brock | Absent: None

Grounds Committee Present: JB Hoyt, Tom Moody

Also present: Cathy Moody, Jeanne Phelps

## BOARD GOVERNANCE

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Marcel Gensler was formally introduced to the Board, filling the seat vacated by Eric Eide, who resigned.

## FINANCIAL MATTERS

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### a. Budget Review and Approval

**Vote: Unanimous — Annual budget approved as presented.**

### b. Garbage Service Allocation

The Board confirmed that all Co-owners are required to participate in garbage service. No opt-outs are permitted.

**Vote: Unanimous — Full garbage service cost assessed to all residents; no exceptions.**

## GROUNDINGS

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### a. Deer Feeding

Residents feeding deer was raised as a concern. Deer feeding is a statewide DNR violation. The Board agreed enforcement of private property behavior is outside the Association's role.

- Action: Jean Musilek to send an email blast to all Co-owners with DNR deer feeding prohibition information and contact number, and post to the Association website.

### b. Lamppost Maintenance and Updates

Three vendor options were reviewed for replacement lamp posts matching the existing custom steel design: local Charlevoix fabricator (\$500 refurbished / \$650 new per light in orders of 10); Landscape Logic (\$1,341–\$1,704/light); Mount Pleasant manufacturer (\$2,200/light, bulk pricing pending). The Association's role is to acquire lights and resell to members at cost.

**Vote: Unanimous — Tom Moody authorized to inspect the 3 available lights from the local fabricator and negotiate terms. No lights to be purchased until Tom Moody approves quality.**

### c. Road Resurfacing

Reith Riley contract confirmed at \$261,370 for repaving; Harbor Springs Excavating at ~\$36,000 for S-curve repair. Pricing locked — no increase due to market conditions. Target window: first week of August 2026.

- Resident notices: March 1 sent; May 1 and July planned.
- Tom Moody and JB Hoyt to walk the property pre-construction to identify sprinkler systems crossing road edges; affected residents must shut off systems by a specified date or assume liability for damages.
- Golf cart transport being explored for residents across the road closure during the 1–2 day closure window.
- Residents interested in coordinating driveway work with Reith Riley should reach out before the scheduling cut-off.

#### **d. Road Widening — Old Orchard / North Country Club Drive**

A prior 4–3 Board vote approved widening by 6 feet at ~\$3,970. Updated bids came in at \$7,200–\$8,000, prompting reconsideration given ~\$11,000 available in the Grounds budget and ~\$8,000 needed for culvert repairs.

**Vote: Unanimous — Road widening will not proceed. Grounds budget redirected to culvert repairs.**

#### **e. Culvert Repairs**

Of 15 mapped culverts, approximately one-third need near-term attention. Spring flooding (3.5" rain on frozen ground) confirmed the priority. Two highest-priority culverts: drain behind a resident's home and the Old Orchard Road entrance. Estimated cost: ~\$8,000.

**Decision: JB Hoyt and Tom Moody to proceed with Landscape Logic scoping on the two priority culverts.**

#### **f. Speed Humps**

Speed humps will not be installed in 2026 due to road resurfacing. Speed and traffic data research is ongoing. Item deferred to Fall 2026 Board meeting.

- Action: Summer resident communication to include a reminder to drive responsibly.
- Action: Tom Moody and JB Hoyt to identify appropriate replacement for "No Snowmobiles" signs.

## **OTHER BUSINESS**

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### **Annual Meeting — July 18, 2026 | 10:00 AM | Charlevoix Library**

Notice to be sent approximately one month in advance. Three board seats on the ballot: Cheri Hoffman, Curt Brock (re-election), and Marcel Gensler (formal election — appointed mid-term to replace Eric Eide).

## **ADJOURNMENT**

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Vincent Mastrovito motioned to adjourn. Curt Brock seconded. Meeting adjourned at 11:32 AM.