

\*\*\*\* Subject to Approval at 2019 Annual Membership Meeting \*\*\*\*  
NSEA Annual Membership Meeting  
June 9, 2018  
Website: <http://northshoreestates.org>

The NSEA Annual Membership Meeting was called to order at 10:05 a.m. at the Ferrysburg City Hall by NSEA Board President, Norman Dodds. All Board members present were introduced.

Present: Board members Mike Damstra, Norman Dodds, Mary Herkner, Ken Hoexum, Linda Stansberry.  
Consultant, Bob Landman  
Approximately 50 NSEA members.

I. SECRETARY'S REPORT

July 8, 2017 Annual Membership Meeting minutes were approved as submitted.

II. TREASURER'S REPORT

Balance 10-31-17 (end of FY 2017-18): \$43,048.35. Surplus: \$17,445.

Current Balance: \$69,165.29. Surplus: \$24,000.

Accounts Receivable include 3 delinquent dues of \$1000.

Expenses include snow removal @ \$65 per plow: Total \$3600.

Surplus / Maintenance fund includes money for road and beach walkways.

Designation of separate unique funds for replacement of road and beach stairways + beach erosion work tbd by incoming Board.

See Budget on website. FY 2018-19 Budget tbd by incoming Board.

Treasurer's Report was available for review and was placed on file.

III. OLD BUSINESS

- A. NSEA Road Right-of-Way annual maintenance is complete—Brush removal, overhead tree trimming  
Mr. Dodds contacted Ferrysburg regarding road sweeping. Not currently feasible.
- B. TRESPASSING—Reports of trespassers at North end of road.  
Security cameras are suggested at the entrance to the Association, possibly moveable
- C. BEACH ACCESS WALKWAYS / STAIRWAYS  
Goal: Rebuild 1 walkway per year for the next 6 years. Cost estimate: \$10-15,000 per stairway.  
Most immediate need for removal and replacement is between 18085 and 18089 NSE Rd.  
Bids have been as high as \$16,000. Board continues to solicit competitive bids.
- D. WEBSITE—April Drone footage showing beach frontage and extent of erosion for the full length of the Association has been posted on the Website, under "About Us."

IV. NEW BUSINESS

A. BEACH EROSION / SEAWALL CONSTRUCTION

Presentation by Curtis Hall, LandTech /ShoreTech, Holland. 616 928-0786

Company proposes revetment using large Michigan sandstone with riprap in front and behind to keep sand from being pulled back out by waves. Land-based work is done year-round.

Group (up to 500 linear ft of contiguous property) DEQ permits are possible. Valid for 5 years.

Estimated range of cost: \$800-1100 / foot. Company offers free on-site evaluations and estimates.

Michele Hohn, previously with DEQ, is with LandTech and is able to research old records to determine if a property may be protected from previous erosion prevention work.

Lengthy discussion, with several member questions.

\*\*\*When revetment work was done in the 1980s covering 17 properties, cost of revetment for 2 NSEA-owned beach access easements was absorbed and shared equally by those 17 homeowners.

Question of payment responsibility for potential future work that involves NSEA-owned

property/easements: Entire membership or by individual homeowners involved in revetment work?

B. FIRE

April 29 wildfire involved 5 properties from 18085 southward. Fire departments from 4 communities (GH, SL, Crockery Twp, Fruitport) responded quickly and were able to save homes and lives. The speed with which the fire spread was shocking and reminded us of the need for heightened fire safety awareness in a community where highly combustible dune grass is prevalent.

\*\*\*\*Education is one of the most important parts.

\*\*\*\*Please review NSEA Rules & Regulations regarding beach fires and Spring Lake Township fire ordinances and share this information with Guests AND RENTERS. This applies to both beach fires and fireworks. There is NO room for error on this issue which impacts our very existence.

The position of the NSEA Board is that no fire or fireworks are "necessary."

- C. Building Projects. 17841 NSE Rd, Shreve. SLT renews building permits every 6 months as long as progress is shown. NSEA fines are possible if construction is not complete within 18 mos.
- D. Landman/Dodds construction plan review process. Both gentlemen are architects and will continue to review and advise the Board on any new construction projects.

E. Board Members

\*\*\*Please advise Board Secretary if you are willing to serve on the Board in the future.

After 4 years of service on the NSEA Board, the terms of Mr. Dodds and Mr. Damstra have expired. Special thanks to both gentlemen for their willingness to serve and to provide leadership to the NSEA Board.

Thanks to Bill Davidson and Derrick Velarde, who have volunteered to serve on the Board for a 2-year term.

NSEA Board Members for 2018-19

Bill Davidson—Treasurer

Amy Garrison

Mary Herkner—Secretary

Ken Hoexum—President

Andrew Soria—Webmaster

Linda Stansberry

Derrick Velarde—Vice President

Consultants: Norman Dodds, Bob Landman

Meeting adjourned at 11:00 a.m.

Respectfully submitted,  
Mary Herkner, Secretary