

# Welcome to Cinosam



Cinosam Welcome Package - 2018

## Cinosam Club

The Cinosam Club is a lakeside neighborhood of cabins and homes established in the 1920s. Many residents have lived in the community for generations. Homeowners pay annual dues to become club members entitling them to the shared use of the parks, beaches and out-lots on Gull and Round lakes. Dues and boat slip fees cover the taxes and a portion of the general maintenance of the shared areas. Cinosam Club is a self-governed and self-managed organization. Many Cinosam residents generously donate their time and money to maintain the shared areas and take care of club business keeping costs to a minimum. Volunteers are always welcome and needed.

The Cinosam Club is governed by a set of by-laws overseen by a Board of Directors made up of four officers and nine additional Cinosam residents. An annual meeting of all members is held the first Saturday in August each year.

A limited number of boat slips are available to Cinosam Club Members. Currently, a significant number of members are on a waiting list for an open slip.

Our residents are Cinosam's most precious resource. Please obey the speed limits of 30 MPH on Cinosam and Donaldson Roads and 15 MPH on the side roads. Always be on the look-out for children, bicyclers, runners and others, especially on summer weekends.

## Early History

*Written by Cinosam Resident, The Late Ruby Fitch, About 1990*

In 1864, a grant was approved to transfer land from the United States Government to the Northern Pacific Railway Company for aid in construction of railroads. Subsequently, the property was owned by the Gull River Lumber Company and its North Home Lake Shore Company.

Only a single unidentified structure stood on the grounds in 1916. The property was then purchased in 1920 by Albert G. Evans and Benjamin Drake, business men who were Freemasons, from the Twin Cities.

Cinosam Club was formally platted on October 1, 1925, and Cinosam Tracts to the southwest were platted on May 28, 1932. Lots on these plats were originally sold only to Masons (hence the name Cinosam – “Masonic” spelled backward) and Eastern Star members in good standing. This has since been relaxed (especially since WWII) and is now open to anyone. Some of the owners in the 1920s and '30s include the following families:

George Bester, Braden, Cadwell, Cottrell, Crawford, Cole, Donaldson, Drake, Evans, Tom Fawcett, J.C. Friend, Holloway, Kittell, Shirley “Mac”McGuire, Betty Nicol, Olson, K.A. Paine, Minnie Paine, “Judge” Piek, Dan Petersen, Elmer Rowlands, Smythe, Spear, Robert and Rose Topel, Benjamin Ward, and “Doc” Whitmore. Later generations of several of these early families still live in Cinosam.

In the 1920s and '30s, the present street arrangement was mostly on paper and only partially a visible reality. Brainerd Street (now Cinosam Road) was there, two dirt ruts in the early years, with an island (near the entrance) of several beautiful Norway pines. The road divided and went around these trees. After a long battle, those wanting to save the trees lost to progress, and Brainerd Street became straight, wide Cinosam Road.

Later, some wanted the roads cut to lot lines, while others wanted the woodsy lanes. Originally, the grounds were crossed in random pattern of old logging roads, (see the 1913 county plat map) and these substituted for the platted roads. The logging roads were gradually built across, fenced off, and eventually disappeared. The widening of Brainerd Street destroyed two unusual trees that grew alongside an old Indian trail. These two trees had a six-foot section that grew at quite a slant from vertical, then the trunks angled straight up to the skies. It was thought at the time that they were the result of a large tree being blown down over these two saplings. However, Indians deliberately bent young trees to mark their trails.

A clubhouse was built in 1925 as a restaurant and meeting place roughly midway between the Gull and Round Lakes. Mrs. Linda Nicol and her children operated the clubhouse in the 1930s. The annual club meetings were held there on Labor Day weekends. In the earlier years, the founders often held club business meetings in winter at various offices and lodges in Minneapolis.

All shoreline originally had been the founders' property, but later most was sold to individuals, making the previous front line cottages second liners along Paine Avenue. Some shoreline was reserved as club property not long after the clubhouse was built. The club land, Cinosam park and three out lots on Gull Lake and Round Lake Park are still in Club Ownership. The club also had an icehouse, a shed, and a dozen rowboats. The shed housed the club rowboats during the winters.

The Cinosam Store was operated by Ernie Cadwell, a retired fire chief from Minneapolis. The Cadwells had a cabin on Donaldson Street, but he lived in the back part of the store. Later, the store was run by Mrs. Grace Ward, widow of an early director. Operating rights were later sold to James Smythe, who had it until the Highway Commission condemned the building. Like the other stores in the area, they had a number of slot machines. Despite being illegal, three of the machines flourished as late as the World War II era.

The Smythes built a number of cottages on the shoreline of Round Lake after the Club effectively lost that property when Hwy 371 was widened from two lanes to become a divided highway. These cottages are still there, in spite of dire predictions that ice jams would knock them down. The grounds included a part of an Indian cemetery that extended from Brainerd Street southward for several blocks. Most of the bodies were removed when the Indians were relocated to the Mille Lac reservation, but many were left where they were. Most of the burials were late and used wooden coffins with no artifacts buried with the dead.

In the Club's earlier years, there were two campgrounds for any Mason or Eastern Star who cared to use them. Prospective buyers tried out both campgrounds to get the feel of the area. The most used properties were on Round Lake where the Smythes' cottages now stand, and on Gull Lake on the west end of Brainerd Street. Later, more lots were added to the north and south of Brainerd Street on Gull Lake. As one camper put it, "There's a million kinds of bugs here, and they all bite!" The Gull Lake grounds were used only by the most hardy, and not for long. Probably more prospects were driven off than attracted. If the mosquitoes didn't drive them off, the howling of the brush wolves did. The latter were only curious and never troubled anyone.

Before Cinosam's founding, the loggers skidded logs into Gull Lake through a large gully that can still be seen near the Gull Lake – Round Lake channel. The logs were rafted

across the lake and taken out at a sawmill. Scuba divers report a number of the old waterlogged logs remain on the bottom of the lake.

Several features of the grounds have been obliterated. One was a rifle range; the famed duck pass. A wooden diving platform well out from Cinosam Park lasted only a short time. The Lily Lake bog paths have rotted into the bogs. The bog was floating, and the trail was a real experience to walk on. One could pick a wild cranberry now and then, observe the muskeg at close range, and generally see a marsh that was unreachable otherwise.

The wild flowers have largely disappeared. At one time, the beautiful stemless pink moccasin grew in abundance. Richard Crawford, second generation of the Crawfords, has made an interesting study of this delicate flower. These plants require many years to get to blooming size, and picking the flowers usually kills the plant. A plant with several blossoms may be twenty-five years old or more. They do not feed upon the soil but depend upon a complicated special feeding train that produces the fungus they must have to live. It is rare they can be transplanted. Clearing the grounds has wiped out most of the wild flowers native in the 1920s.

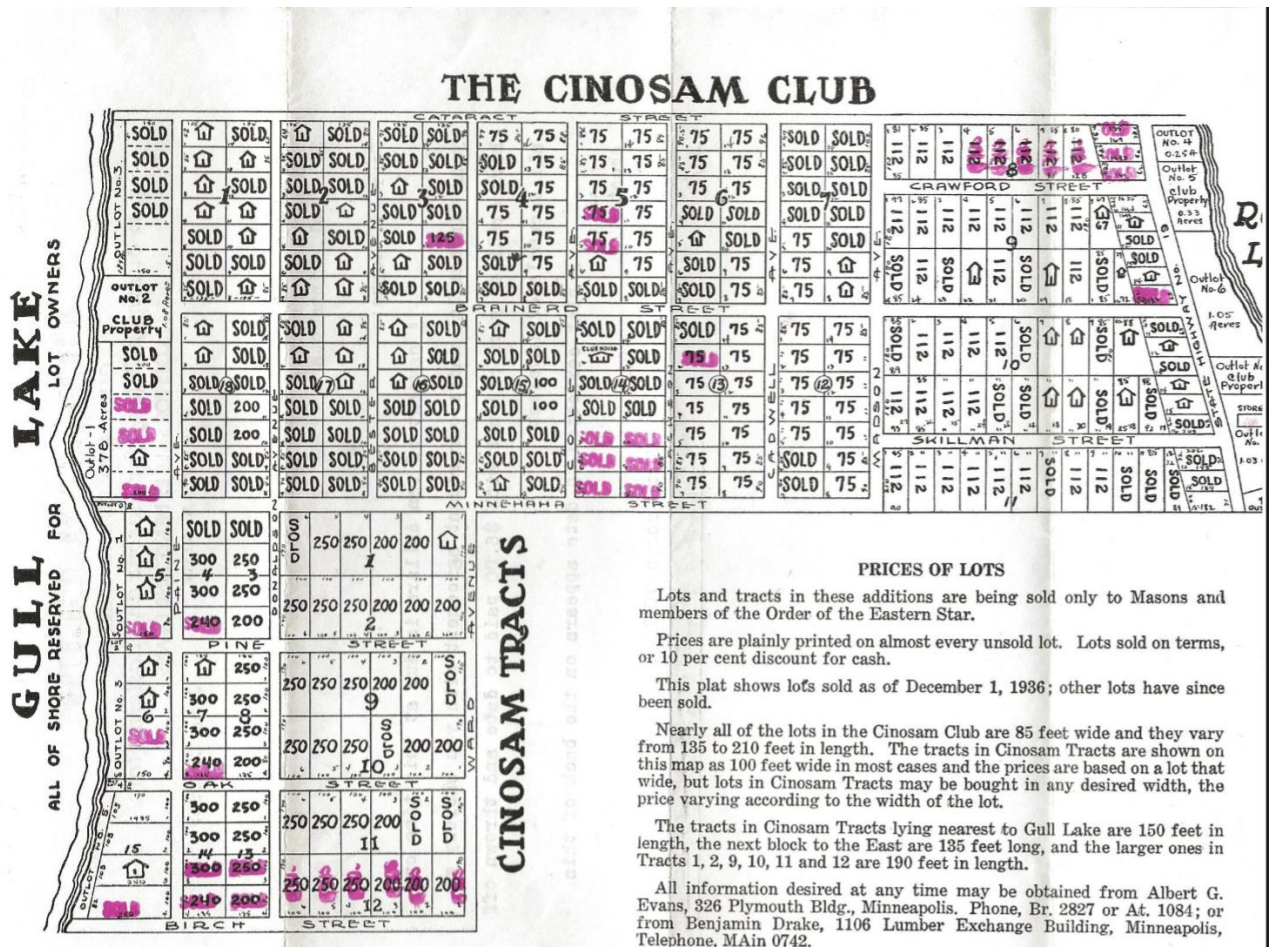
Cinosam had its full quota of personalities. The Petersen brothers were carpenters and general handymen and most of the older cottages are their handiwork. Ed Petersen was the hunter and fishing guide. Dan's family had nightly musical get-togethers, with everyone playing any one of several instruments. Dan built a cabin that his family still lives in. Ed converted a 1919 Dodge truck to an original motor home.

Lambert Spear was always called "Papa" and was an entrepreneur and inventor, having co-founded a cheese company that sold out to Kraft. He invented packaging machines and built them in his own workshop. When he did anything, it was always by some new and original idea. He cleaned out a clogged well point with hydrochloric acid, which worked fine except the water was unusable for quite a time. He was very fond of Buick cars and touched them up to a fine point, getting one up to 93 miles per hour.

Frank Skillman was a natural merchant. After retirement, he would set himself in front of his cottage on the highway with a chair, clock, or what have you, and by evening it usually was sold. Cinosam has been in a constant transition since first developed in the early 1920s, but still has plenty of old world charm.

A special thanks to Richard Crawford, Mr. and Mrs. Evans, Betty Nicol Rose, and Lyla Petersen for their contributions for this early history of Cinosam. –Ruby Fitch

The following document is an original plat of Cinosam lots. The numbers are the lot prices in the 1920's and 1930's.



## Membership Dues and Fees

The Cinosam Club is a Member's Only organization with the purpose of promoting social and recreational enjoyment and providing for the welfare and protection of community property. To maintain the Club property, particularly the parks, docks, swimming beaches, picnic areas, playground and all other areas owned by the Cinosam Club, annual dues and fees are assessed to the members as set at the annual meeting.

Membership consists of property owners who are current in their dues and are therefore entitled to club property use. A renter who pays dues, or has dues paid by the property owner may use the club property.

**General Membership Dues – \$100** due from all residents in January of each year and must be paid within the first (30) days of the fiscal year. Payment of annual dues allows for the individual use of the parks, beaches, and is mandatory for boat slip ownership or wait list.

**Boat Slips – \$500** due from all slip owners in January of each year and must be paid within the first (30) days of the fiscal year. A \$350 one-time fee to cover docks and maintenance is required when you receive your slip. Non-payment of boat slip fees can result in the loss of the slip.

**Canoe Slips – \$50** due from all slip owners in January of each year and must be paid within the first (30) days of the fiscal year.

**Other Assessments and Fees** – the above fees and other special assessments are set at the annual meeting by a combined majority vote of those present and those voting by absentee ballot.

### Mailing Address

Cinosam Club  
PO Box 2851  
Baxter, MN 56425

*Non-payment of membership dues may cause loss of use of Cinosam amenities including the park, beach, boat slips, etc. Non-payment of Boat Slip and Canoe Rack fees will cause a forfeit of the slip or rack.*

## Cinosam Annual Events

Each 4<sup>th</sup> of July the Cinosam Club holds a parade, ceremony, and barbeque. Planning, food, and entertainment are generously donated by our neighbors.

Cinosam Oktoberfest is held each year on the first Saturday in October. Neighbors BYOB and dishes to share. Food is followed by a bonfire and celebration.

Other events such as garage sales, actions, etc. have been planned by residents.

## Boat Slips

Cinosam has boat slips in five locations: Cinosam Park Beach, Out Lot 1, Out Lot 2, Out Lot 3, and Round Lake. Due to the high demand for a boat slip there is currently a rather lengthy waiting list. To get your name on the list, please contact one of the Board of Directors.

Cinosam contracts with a company to install and remove the boat docks and lifts each year. You will be billed individually by this company for your removal and installation.

## Volunteers

We are lucky to have a great group of talented volunteers that donate their time and talent to Cinosam. During the year, there are times when help is needed from our neighbors. To volunteer when you are able, let us know if you want to be added to the text list and we will send out a blast request to you and others when help is needed.

If you are interested in a board position, let us know.

## Cinosam Board Members:

Mark McDonald (President)	<a href="mailto:markmcdonald98@msn.com">markmcdonald98@msn.com</a>
Tom Whitehead (Vice President)	<a href="mailto:tdw@brainerd.net">tdw@brainerd.net</a>
Julie Carroll (Secretary)	<a href="mailto:carroll.julie8@gmail.com">carroll.julie8@gmail.com</a>
Liz Becher (Treasurer)	<a href="mailto:lizchandler828@gmail.com">lizchandler828@gmail.com</a>
Ron Mckitterick	<a href="mailto:mckit44@yahoo.com">mckit44@yahoo.com</a> (2015-18)
Richard Dillman	<a href="mailto:rhfillman@stcloudstate.edu">rhfillman@stcloudstate.edu</a> (2015-18)
John Klauck	<a href="mailto:klauck@brainerd.net">klauck@brainerd.net</a> (2015-18)
Marc Kmecik	<a href="mailto:somewhereinthesun7@gmail.com">somewhereinthesun7@gmail.com</a> (2016-19)
Steve Bredeson	<a href="mailto:stevetarabredeson@gmail.com">stevetarabredeson@gmail.com</a> (2016-19)
Jenna Whitehead	<a href="mailto:jennaw1010@gmail.com">jennaw1010@gmail.com</a> (2018-20)
Kelly Spratt	<a href="mailto:kellyspratt9911@gmail.com">kellyspratt9911@gmail.com</a> (2018-19)
Verna Thompson	<a href="mailto:missverna55@gmail.com">missverna55@gmail.com</a> (2018-20)
Vacant	



## Communication

Cinosam Club information can be viewed on our webpage [www.cinosamclub.org](http://www.cinosamclub.org) or on Facebook at Cinosam Club.

## Bylaws of the Cinosam Club Corporation Adopted by Membership Vote – August 1, 2009

### **Article I — GENERAL PURPOSE**

Cinosam Club is both a Club and a legal Minnesota nonprofit corporation.

The General purpose of the Cinosam Club shall be: For social and recreational enjoyment, and to promote the interests and welfare of the Cinosam Club and its members:

- To preserve the historic character and shared vision of Cinosam as a community of single family dwellings, both seasonal and permanent and to foster friendly community spirit.
- To preserve The Club's real and personal property for present members and future generations, thus improving member's separate, personal real estate property values.
- To maintain the Club properties, particularly the parks, docks, swimming areas, picnic areas, playground and all the other lands owned by the Cinosam Club, and waters it commonly occupies.

The Club shall seek to influence government officials to maintain the single-family character and structural traditions of Cinosam and minimize taxes on corporate Club property.

The Club may acquire real and/or personal property by purchase, gift or otherwise and hold the same in its corporate name. Neither the board of Directors, the officers, nor the general membership in the annual meeting has the authority to dispose of real property of the Club.

## **ARTICLE II – MEETINGS**

### **Section 1**

Meetings of the Club shall be held upon the call of the President, or in his/her absence, or disability, by the Vice President of the Club. The annual meeting shall be held on the first Saturday of August of each year at the Gull Lake beach park in Cinosam (if inclement weather, at other designated Cinosam location).

### **Section 2**

Meetings of the Board of Directors may be called monthly May-September, and otherwise as may be desired by the President (who chairs the Board of Directors), or in his/her absence or disability, a meeting may be called by the Vice President or by any three Directors. Times shall be announced at least seven (7) days in advance.

## **ARTICLE III BOARD OF DIRECTORS; ELECTION; LIMITATIONS**

### **Section 1**

The Board of Directors shall consist of the President, Vice President, Secretary, Treasurer, and nine (9) additional Directors. The offices of the Secretary and the Treasurer may be held by the same person if the Club so elects. All officers are Directors.

### **Section 2**

The officers and Directors shall be elected by secret (paper) ballot at the annual meeting. Public solicitation of candidates shall be posted by the first Sunday in June.

1. a) Each paid membership shall have the right to vote, in accordance with Article V.
2. b) Balloting shall be completed either by mail, or in person, at the annual meeting.
3. c) Any Club member desiring to be a candidate for any Director's office or position must notify the Club Secretary or Election Committee chairperson in writing, including his/her date and signature, not later than July 5 prior to the annual meeting. A person who has not paid dues by May 1 of the current year may not be a candidate for election at the annual meeting. If no person applies to be a candidate for a position, the President shall appoint at least three persons to draft a

candidate(s) for the position and report no later than July 12 if such person is to appear on the ballot.

### **Section 3**

In the event an office or Board seat is not thus filled or becomes vacant, the Board may elect a replacement. Resignations must be in writing, dated, signed and delivered to the President or Secretary in a timely manner. The Board may, by majority vote, remove any Board member for inactivity, or by two thirds vote, for disruptive, unethical or inappropriate behavior.

### **Section 4**

The President, Vice-President, Secretary, and Treasurer shall be elected for a term of one (1) year, and the other Directors for a term of three (3) years, with three (3) Directors being elected each year.

### **Section 5**

All members of the Board of Directors shall be voting members of the Board. Seven (7) members of the Board shall constitute a quorum unless two or more positions are unfilled, in which case a quorum shall consist of no less than five (5).

### **Section 6**

There shall be no more than one (1) person from a member household/property serving as an officer or other Director at any one time.

## **ARTICLE IV - DUTIES OF THE BOARD**

### **Section 1**

The Board of Directors is charged with the management of Club business and has the authority to acquire and dispose of non-real estate Club property.

The Board shall appoint one or two persons to audit the Treasurer's records annually. The Board shall appoint a committee to review the Club's financial situation in each odd numbered year and make recommendations to the Board.

The Board shall instruct officers in their responsibilities and specify in writing goals and functions for committee/group heads, for both existing and new committees/groups. The Board shall appoint either the President or another member of the Board to co-sign with the Treasurer for authorized funds in excess of \$100 per expenditure. When authorized by the President or Board, lesser sums may be signed by the Treasurer alone and accounted for to the Board or President in a timely manner.

## **Section 2**

The **President** shall: Preside at all meetings of the Club membership and Directors, shall have general supervision of all the affairs of the corporation, shall sign all written contracts of the corporation; shall have the power to authorize reasonable expenses to insure the continual maintenance and functioning of the Club. He or she shall perform all other such duties incident to the office. In case of the absence or disability of the President, these duties shall be performed by the Vice President.

## **Section 3**

The **Vice President** shall assist the President in the performance of the duties of that office and shall perform the presidential duties upon the request, absence or disability of the President.

## **Section 4**

The **Secretary** shall attend and keep the minutes of all business meetings; shall provide minutes promptly to all Board members, and for public posting; shall, with the President and other Directors, insure that all documents, notes, etc. are dated with the author's signature or name noted prominently; shall hold copies of all current corporate records and papers; shall insure duplication of vital records and their safekeeping in at least two separate Club locations; shall be the keeper of the corporate seal; shall attest with his or her signature and impress with the corporate seal all written contracts of the corporation; shall perform all such duties as are incident to the office.

## **Section 5**

The **Treasurer** shall receive all dues from the members, shall have custody of all monies and securities of the corporation; shall sign all checks of the corporation; shall keep regular

books of account and shall submit them together with all vouchers, receipts, and records and other papers to the Club's Board of Directors for their examination and approval as often as they may require, shall submit to the Secretary for inclusion in the minutes of each meeting a summary of the current status of the Club's accounts, and shall perform all such other duties as are incident to the office, and shall submit all records at the close of each fiscal year.

## **Section 6**

The Board shall cause to be created, and routinely and annually updated, an Operations Handbook for each officer, non-officer Board member, and one for each standing committee chair or current function, with the object of insuring reasonably consistent practices and procedures for succeeding chairs, officers and other Directors. The President shall insure appropriate persons have access to, are familiar with, maintain, and update as useful, the relevant handbook(s).

## **Section 7**

The Board shall specify in writing goals for committee heads, including their respective responsibilities under the operational handbook for each.

**STANDING COMMITTEES** shall include, but are not limited to:

- SAC: boats, docks, Gull shore maintenance to hill base
- CLARC (Cinosam Lakes Area Restoration Committee)
- Grounds/waters planning and initial implementation
- Election: recruiting and administration
- Maintenance: (multiple committees by location)
- Events Planning and Management.: July 4, cleanups, etc.
- Newcomers Welcoming
- Financial Overview –odd numbered years
- Long range planning; dues, taxation, and other monetary issues

*(Other committees are suggested in the Board members' handbooks.)*

## **ARTICLE V - CLUB MEMBERSHIP, VOTING, DUES**

### **Section 1**

A membership shall consist of the currently paid up, dues-paying owner(s) of one (or more) property(ies) in Cinosam Club, Cinosam Tracts, and/or Cinosam Acres in Crow Wing County, Minnesota. Group, partnership, corporate, trustee, or other collective ownership arrangements are entitled to only a single voting membership. In no case shall more than one vote be allowed per owned dwelling, regardless of the number of owners. A single owner or nuclear family having multiple dwellings shall be entitled to only one vote. Multiple families sharing ownership may each pay dues, one per family, and be eligible for usual and customary Club privileges, but only a single vote.

### **Section 2**

Permanent and seasonal members have equal rights to vote and to customary uses of Club grounds and facilities for their families and guests.

A renter who pays the annual club dues or has dues paid for by the property owner receives a privilege of the Club properties *but* may not vote in any general meeting of the Club. Renters are not eligible for boat slips.

### **Section 3**

Dues are to be paid within the first thirty (30) days of the fiscal year—January 1 to December 31 and made payable to “Cinosam Club.”

### **Section 4**

Dues amount, boat fees, and other special assessments shall be set at the annual meeting by a combined majority vote of those present and those voting by absentee ballot.

## **ARTICLE VI - AMENDING BY LAWS**

These Bylaws may be amended at any annual meeting of the Club by a two-thirds majority vote of all voting members either by absentee ballot or in person, provided however that such proposed amendment in its entirety shall have been mailed to each member at his or her last known address at least fifteen (15) days prior to such meeting.