

# RYE BEACH PROPERTY OWNERS' ASSOCIATION

October 30, 2023 MEETING MINUTES

## Attended

**Board:** Marcy Barkema, Melanie Hartman, Linda Hebert, Elaine Dembinsky, Tim Dembinsky, Brad Ruth

**Committees:** Karen Avery, Sharon McCormick

**Visitors:** J. Zindrosky, K. Lowery, Cindy Gregory, Brian Logsden, Cindy Logsden, Andrea Zellner, Jeremy Schmidt, Janet Schmidt, Ron Gilbert, N. Blankenship, K. Horvath, Scott Hammond, Margaret Hammond, Pam Thomas

**Absent:** Mark Majoy, Elaine Brock, Samuel Ross

The Meeting was called to order at 6:00 p.m. by Marcy Barkema, Vice President

## Approval of the September 24<sup>th</sup>, 2023 Meeting Minutes and the September 2023 Financial Reports

Linda Hebert's motion for approval of the September Minutes was seconded by Brad Ruth. Motion carried.

Melanie Hartman presented the September Treasurer's Report:

### Checking Account:

Beginning Balance	- \$13,683.82
Debits	- \$ 2,278.18
Credits	- \$ 8,172.50
Ending Balance	- \$19,578.14

### Reserve Account:

Beginning Balance	- \$20,000.78
Debits	- \$ 0.00
Credits	- \$ 0.51
Ending Balance	- \$20,001.29

Total Ending Balance - \$39579.43

Linda Hebert's motion for approval of the Treasurer's Report was seconded by Brad Ruth. Motion carried.

1. Transfer to Reserve Account - Melanie Hartman requested permission to transfer \$10,000 from the Checking account to the Reserve account. Brad Ruth's motion to make the transfer was seconded by Linda Hebert.
2. Late Fees – Melanie Hartman questioned whether the Board wanted to renew the past practice of adding late fees and if so, how much and how often. Melanie originally said the past fee had been \$10 monthly. Brad Ruth's motion to charge \$10/month billed quarterly (\$30) was seconded by Linda Hebert. On further review after the meeting, Melanie found they had been charged at the rate of \$10 per quarter. This amount will be charged beginning the 4<sup>th</sup> qtr of 2023. **AI1**

## Committee Reports

**Budget Committee: Chair** – Melanie Hartman **Members** - Karen Avery, Marcy Barkema, Brad Ruth

1. Review proposed 2024 Budget and working session. The meeting ended before the budget could be discussed.

**Maintenance/Security Committee: Chair** – Mark Majoy, **Members** - Marcy Barkema, Melanie Hartman, Linda Miller, Tim Dembinski

1. Park Box design – The board will have input to the design and location of the box.
2. Equipment in the park – Several pieces of the playground equipment are a safety hazard and should be removed or repaired. One estimate to remove the 3 most dangerous pieces was for \$3,000. Ron Gilbert said he would remove them for free. **A12**
3. Lawn – Melanie Hartman requested estimates to seed the section along the beach, aerate and apply weed and feed to the entire park. No estimates had been submitted at the time of the meeting.

**Membership Committee: Chair** – Karen Avery **Members** – Elaine Dembinsky, Melanie Hartman, Marcy Barkema, Tim Dembinsky

1. New Members – Karen Avery reported there were no new members in October.

**Nominating Committee: Chair** – Elaine Dembinsky **Members** - Ohlen Brock, Linda Miller

1. Nothing to report.

**Social Fundraising Committee: Chair** – Elaine Dembinski **Members** - Karen Avery, Rebecca Staton, Jan Jeavons, Sharon McCormick

1. Fall activities cancelled. Only one child came to the park to Trick or Treat last year. Too many neighborhoods and businesses are offering it and on several different days. Changing it to Trunk or Treat for next year was suggested.
2. Rye Beach Day Report – After expenses, Rye Beach Day brought in \$3,572.36.
3. Elaine Dembinsky reported that Rye Beach t-shirts and sweatshirts could now be ordered individually and in other colors besides pink and brown. T-shirts are \$20, sweatshirts are \$30 and Hoodies are \$35. The association makes @ \$10 profit on each item. A member suggested we look into using companies owned by association members.

**Publishing / Newsletter Committee: Chair** – TBD **Members** – Karen Avery, Katie DiFranco, Jan Jeavons

1. Website,/Facebook/online newsletter – The new website is up – RyeBeachOhio.com – and the existing site will be removed on November 1<sup>st</sup>. Emails can be sent through the new site. The new Facebook page is also available but Katie is still working on it.

**By-Law Committee: Chair** – Marcy Barkema **Members** – Linda Hebert, Melanie Hartman, Elaine Dembinski, Sharon McCormick

1. On hold until new members join.

**Legal Committee: Chair** – Marcy Barkema **Members** - Jeff Dawson, Samuel Ross, Linda Hebert, Kristi Jones, Mark Majoy

1. Liens filed – 10 liens were filed for a total of \$10,265. Liens were filed beginning with the year 2014. Many were upset that prior notice was not given. Jen Beuck and Michelle Schuster were asked to leave for disrupting the meeting. Both refused.
2. Liens to be filed – Three liens are pending – Mantkowski (2016), Blankenship (2017), and Brubaker (2017) for a total of \$1,770. Ms. Blankenship's daughter expressed concern that her mother would not be able to pay. Melanie said there were public groups that could help. She will supply the name of one that contacted her earlier in the year in regards to another member. **A13** Serving our seniors and local churches were also suggested as sources of assistance.  
One member suggested creating a Charitable Committee (or sub-committee of the Membership Committee) to assist members.  
Several members requested the board call or send notification letters to the three and the board agreed to send a letter. Mr. Zendrosky encouraged open lines of communication in order to get more people involved.

### **Other Business**

1. Petition sent to the board – Marcy read a note from our attorney, Brandon Leal, stating that the petition was sent prior to announcing the new board members, therefore the only person it could be applied to is Mark Majoy, Senior President serving his 2<sup>nd</sup> year of a two year term.  
Melanie Hartman requested help stuffing envelopes on Wednesday or Thursday morning.
2. Sandusky Register Article – The board received a response request to an article the paper was planning to publish. The request was received 2 hours before the publishing deadline.

Brad Ruth's motion to close the meeting was seconded by Linda Hebert. Motion carried. The meeting was closed at 7:48 p.m.

Respectively submitted,

Secretary

President

Meetings are usually held the fourth (4<sup>th</sup>) Thursday of the month.

**Next Meeting: November 16, 2023 at 6:00 p.m., at Lake Erie Adventures, 507 River Road.**

The November Meeting will be held 1 week early due to the Thanksgiving Holiday