

# RYE BEACH PROPERTY OWNERS' ASSOCIATION

March 23, 2023 MEETING MINUTES

## **Attended**

**Board:** Mark Majoy, Marcy Barkema, Melanie Hartman, Elaine Dembinsky, Tim Dembinsky

**Members:** Jan Jeavons, Karen Avery

**Visitors:**

**Absent:** Elaine Brock, Linda Hebert, Samuel Ross, Brad Ruth, Sharon McCormick, Rebecca Stanton, Linda Miller, Katie DiFranco, Jeff Dawson, Mike Cartt, Ohlen Brock, Katie DiFranco, Bruce Jeavons, Kristi Jones

The Meeting was called to order at 6:06 p.m. by Mark Majoy, president

The February meeting was not held due to the lack of a quorum.

## **Approval of the January 26, 2023 Board Meeting Minutes and the February 2023 Financial Reports**

Marcy Barkema's motion for approval of the Minutes was seconded by Melanie Hartman with the changes listed below. Motion carried.

1. Separate Board and Committee members
2. Move Karen and Jan to Members
3. Add Committee Members, present and absent

February 2023 Treasurer's Report:

- Checking Account Balance as of 2/28/2023: \$25,797.92
- Reserve Fund Balance as of 2/28/2023: \$ 4,994.24
- Total Ending Balance as of 2/28/2023: \$30,792.16

Jan Jeavons' motion for approval of the Treasurer's Report was seconded by Elaine Dembinsky. Motion carried.

## **Top 3 Priorities**

1. Open Officer Position – Secretary
  - a. Looking for volunteer
2. Annual dues - See Membership Committee
3. 2022 Audit
  - a. Still incomplete. Marcy will follow-up. **AI 1**

## **Committee Reports**

The Executive Board should hold the committees more accountable. Committee chairs should be appointed and either the chair or substitute will be required to attend every meeting or call in a report to a board member if not available. Marcy will be responsible for identifying the committee chairs. **AI 2** Per the by-laws, anyone on the board who misses 3 consecutive meetings will be removed from the board. Considering the difficulty in getting volunteers, it was determined enforcing this law would not be to our benefit.

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

Per Ohio Revised Code 5312, the board is fiscally responsible the repair of the erosion damage to the park. Total current estimate for the entire project is \$500,000.

1. The time line for the erosion control project is:
  - a. 2023 – east side of the pier - \$58,000 with 50% deposit. Could be completed by June. A permit is not required since it is considered a repair project. This portion of the project does not affect any personal property, future projects may.
  - b. 2024 – west side of the pier
  - c. 2025 – pier – Who is responsible for the pier? If ODNR or the city takes responsibility, it will become a public/park.
2. Mark will remove and destroy the old picnic tables. **AI 3**
3. The bike rack will be moved to the basketball court. **AI 4**
4. Mark will check with Sawmill lumber re: building a new information box. **AI 5** Other options are EHOVE, the Boy Scouts or a 4H club. **AI 6** Melanie will add funds to the 2024 budget for the project if not completed this year. **AI 7**
5. Mark is looking for someone to draw up a park master plan. He has contacted Barnes Nursery and also one of the new transient rental owners is an architect. Include:
  - a. Memorial area with flag pole
  - b. Pavilion
  - c. Move shed
  - d. New trees
6. Blighted properties and private road maintenance are issues for further discussion. **AI 8** The city could potentially take charge of the unpaved streets since they are used for utilities, etc.

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

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

1. Elaine volunteered to be the committee chair.
2. Karen has been providing information to update the new members list.
3. The letters to the residents and transient rental owners were presented outlining the need to increase homeowner dues to \$150, vacant lot dues to \$20 and adding a \$1,000 annual “cost of doing business in Rye Beach” fee to all transient rental owners. Mark pointed out that the transient rental season is approximately 100 days per year which would add \$10 per day to each rental. Of the 14 Transient Rental owners who attended the zoom meetings in February, no one volunteered to donate to the erosion control fund and no one questioned adding an additional fee. Because we are a 501(c)(4), this amount cannot be currently taken as a tax deduction. We will explore advertising options that may change that. **AI 9**  
It was pointed out that there are no current by-laws prohibiting the unequal charging of fees. In order of compliance, association by-laws rank first, city zoning ranks second and transient rental licenses are third. Mark will work with the city to add language to rescind the licenses if the fees are not paid. **AI 10**
4. Full time rentals (once identified) will be charged an annual additional fee of \$250.
5. Marcy will add “payment plan” verbiage to letters. **AI 11**

**Social Fundraising Committee: Chair - ? Members** - Karen Avery, Elaine Brock, Rebecca Stanton, Jan Jeavons, Sharon McCormick

1. Park Clean Up – May 13<sup>th</sup>, Rain Date May 20<sup>th</sup>.
2. Auction in the Park – June 3<sup>rd</sup> or 4<sup>th</sup> – May not be held due to flooding in storage area.

3. Rye Beach Day – no one has volunteered to be in charge of food, auction, etc. and there are not enough volunteers. A determination will be made at the next meeting whether to hold or cancel it. **AI 12**
4. End of year Picnic/Meeting/Count of Ballots – Date TBD –Karen will check ballot requirements. **AI 13**
5. Halloween/Fall Event - TBD

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

1. Zoom meetings are scheduled to begin in May.
2. Katie DiFranco will create an on-line newsletter. **AI 14**
3. Marcy is waiting on quotes to revamp the website and secure a domain name.
4. Marcy will secure information for the new website from Karen. **AI 15**
5. The RBPOA Facebook page will be revamped. **AI 16**

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

Marcy motioned to accept the 2023 Budget and Mark seconded. Motion carried.

**By-Law Committee: Chair - ? Members** – Elaine Brock, Samuel Ross, Linda Hebert

1. Lawyers are working on a draft of the new by-laws.
2. 51 of the 165 Transient Rentals in Huron are located in Rye Beach.
3. Need to develop a plan to present the new by-laws to the owners and system for voting on them. **AI 17**
4. What percentage of the vote is required to pass the new by-laws and is it of the total voters or the returned ballots as long as everyone is notified? **AI 18**

**Audit Committee: Chair - ? Members -** Mike Cartt, Brad Ruth, Jeff Dawson, Ohlen Brock  
The audit for 2022 was due at the end of the year – has it been rescheduled?

### **Other Business**

1. Bunny fell and broke her hip. Jan will send a card from the association.
2. The city purchased the trailer park. The Erie County Land Bank will assist in the clean up.

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

**Next Meeting:** May 25, 2023 at 6 p.m.

Marcy Barkema moved to end the meeting. It was seconded by Mark Majoy.

**The Meeting was adjourned at 7:57 p.m.**

Respectively submitted,

Secretary

President