

RYE BEACH PROPERTY OWNERS' ASSOCIATION

April 27, 2023 MEETING MINUTES

Attended

Board: Marcy Barkema, Melanie Hartman, Elaine Dembinsky, Tim Dembinsky, Elaine Brock, Samuel Ross, Brad Ruth, Kristi Jones (Interim Secretary)

Members: Ohlen Broc.

Absent: Mark Majoy, Linda Hebert

Guests: See attached list

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

Approval of the March 23, 2023 Board Meeting Minutes and the March 2023 Financial Reports

Brad Ruth's motion for approval of the Minutes was seconded by Melanie Hartman. Motion carried. Elaine Dembinski's motion for approval of the March 2023 Treasurer's Report was seconded by Samuel Ross. Motion carried.

March 2023 Treasurer's Report:

- Checking Account Balance as of 3/31/2023: \$ 8,008.55
- Reserve Fund Balance as of 3/31/2023: \$20,000.29
- Total Ending Balance as of 3/31/2023: \$28,008.84

Top 3 Priorities

1. Open Officer Position – Secretary
 - a. Looking for volunteer
 - b. Kristi Jones volunteered as Interim Secretary

Motion for Kristi Jones to be Interim Secretary was made by Samuel Ross and seconded by Elaine Dembinski. Motion Carried.

2. Annual dues - See Membership Committee
3. 2022 Audit
 - a. Olen Brock to chair Audit Committee
 - b. Audit to take place Sunday, May 7th, 2023

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.

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

Marcy Barkema introduced herself and informed us as that Mark Majoy was absent due to medical reasons.

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

1. The timeline 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. Samuel Ross opened discussion and said he was unaware of RBPOA receiving 3 bids.
 - c. Samuel Ross made a motion to release the 1st installment of \$58,000.00 to Innovative Excavating. Brade Ruth Seconded this motion. Motion Carried.
 - d. Shoreline Erosion Prevention to begin May 1, for one week weather permitting.
 - e. 2024 – west side of the pier²
 - f. 2025 – pier – Who is responsible for the pier? If ODNR or the city takes responsibility, it will become a public/park.
2. The old picnic tables were removed. **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:
 - . Memorial area with flag pole
 - a. Pavilion
 - b. Move shed
 - c. 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.
7. Park Clean up day is May 13th @ 9:00 am; Rain date is May 20th.

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

1. Samuel Ross stated that Mark Smith of Flynn, Pi & Kruse had not been fired by the RBPOA and that he had left several messages for Mark Majoy.
2. A Retainer for legal support of \$1500.00
3. A Retainer for new bi laws not to exceed \$15,000.00
4. A Rough Draft of new b laws will be ready for review soon.

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**
6. Karen and Elaine discussed cards and lanyards. Elaine stated that Loris Printing quoted a one time set up fee of \$25.00 and \$107.64 to print cards. Motion made by Samuel Ross to approve funds for printing, motion seconded by Kristi Jones. Motion Carried.
7. Melanie stated 111 homeowners have paid (44%) and 19/51 Transient Rentals have paid.

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

1. Park Clean Up – May 13th, Rain Date May 20th.
2. Auction in the Park – June 3rd or 4th – May not be held due to flooding in storage area. Consider selling on Facebook Marketplace.
3. Rye Beach Day –August 5th was motioned for the date by Samuel Ross and seconded by Melanie Hartman. Motion Carried. 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 – Sunday, September 24 @ 12:00 noon. Voting @ 2:30 pm. –Karen will check ballot requirements. **AI 13**
5. Halloween/Fall Event - Saturday October 24, chili cook off and Halloween Party.

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

1. Zoom meetings are scheduled to begin in May via Brad Ruth's zoom license. Zoom Meetings regarding Dues. Marcy investigated email addresses.
2. Kristi stated that any and all requests, concerns be emailed to the entire board for record keeping.
3. Katie DiFranco will create an on-line newsletter. She has also been added as an administrator on Facebook **AI 14**
4. Marcy secured a domain name. rybeachohio.com
5. Marcy will secure information for the new website from Karen. **AI 15**
6. The RBPOA Facebook page will be revamped. **AI 16**

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

1. A copy of the operating budget was sent with all invoices.

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. Audit to be done May 7th.

Other Business

1. The city purchased the trailer park. The Erie County Land Bank will assist in the clean up.
2. Homeowner interested in the Rye Beach Day Boats. Crafters will work on them.

Meetings are usually held the fourth (4th) Thursday of the month.

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

Melanie Hartman moved to end the meeting. It was seconded by Brad Ruth. Motion carried.
The Meeting was adjourned at 7:13p.m.

Respectively submitted,

Kristi Jones
Secretary

Marcy Barkema
Vice President

April 27, 2023 RBPOA Guest Attendees

Justine Wasco
Patricia Burt
Jim Zindroski
Barb Zindroski
Sandy Hoffmappbeck
Elvira Torres
Isobell Consevage
Sue Yetzer
Allen Yetzer
Jake Foster
Brenda Shymske
Tricia Selka
Pam Thomas
Roberta Weiler
Wayne Weiler
John Py
Cindy McCourt
Kathy Shupe
Gary King
Jean Beuck
Margaret Hammond