

RYE BEACH PROPERTY OWNERS' ASSOCIATION

June 22, 2023 MEETING MINUTES

Attended

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

Members:

Visitors:

Absent: Mark Majoy, Tim Dembinsky, Elaine Brock, Samuel Ross,

The Meeting was called to order at 6:03 p.m. by Marcy Barkema, Vice President

Approval of the May 25, 2023 Board Meeting Minutes and the May 2023 Financial Reports

Marcy will amend May Minutes to include attendance. **AI 1**

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

May 2023 Treasurer's Report:

- Checking Account Balance as of 4/30/2023: \$37,353.40
- Reserve Fund Balance as of 4/30/2023: \$20,000.29
- Total Ending Balance as of 4/30/2023: \$57,353.69

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

Top 3 Priorities

1. Dues payments - 13 of 51 transient rentals have not paid and 2 have made partial payments - Some discrepancy about a transient on Torquatus. 80 members still outstanding (~27%)
2. Lien process to begin July 1
3. Rye Beach Day

Committee Reports

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

1. Mark has contractor to reseed the bare areas in the park when time permits. Melanie saw seed rolls at Menards – 400 sq ft for @ \$40. Will purchase and install 4. **AI 2**
2. Unsure who is currently mowing the park - have not received a statement. Marcy was unable to contact company from last year, R&J Green Keepers LLC. Last statement received in December for April thru November was \$2086.96 - @ \$85/wk. Melanie will try to talk to workers when they are out. **AI 3**
3. Shoreline erosion balance paid June 15.

POA property on the west side of the pier is completely under water. No work will be scheduled in that area at the present time.

4. Marcy coordinating volunteer efforts - tentative date to start painting park equipment is next Tuesday afternoon June 27th (girls from the National Honor Society) with rain date to be Wednesday, June 28th. Marcy received notice from visitor re: dangerous playground equipment.
5. Suggestion made to get Pickle Ball Equipment for the basketball court. Would be difficult to keep track of it.
6. Still looking for someone to replace the information box – possibly an Eagle Scout.

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

Will attempt to begin filing liens in August. Lien Process committee – Marcy, Jeff, Sam, Kristy.

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

1. 184 membership cards were sent out on June 15th.
2. Received request for additional cards for a residence with three adults. Determined only 1 card would be issued per member. An use digital copy.
3. 14 of 51 VRBO's have not paid – 29.4%. 1 making payments (received membership card). Balance due \$14,500. Marcy will follow-up. **AI 4**
4. Owner on Torquatus Island claims he is an optional member based on 1921 Platt demarcation and will consider paying when he no longer lives in the house. Must pay if he has a city certificate, whether renting or not. Marcy will follow-up with Brandon. **AI 5**
5. City issuing a cease and desist order for the Selka property – lost their certificate but still renting
6. Melanie will check if the lien on the Ross property was paid. **AI 6.**
7. Melanie sent out 7 invoices to individuals who had not been billed since @ 2015.
8. 80 of 276 members have not paid – 29.7%. 7 making payments (received membership cards). Balance due \$14,400 (current only). Approximately \$13,000 back dues owed from 12 individuals.
9. Received \$250 donation from “non-member,” Donna Sommeer at 1904 Lake. Says she is part of a group who were granted a dispensation from membership. She has donated in the past. Did not send her a park pass. Need to investigate. **AI 7**
10. Melanie will prepare a list of the dues paid and Transient Rentals up to date to post in the notice box at the park. **AI 8**

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

1. Rye Beach Day – August 5th. Volunteers still needed. Marcy will order lettering for the date change and will hang the banner. **AI 9**
2. Due to limited response to the t-shirts, it was decided to postpone the sale and possibly hold a contest to create a new logo for the RBPOA.
3. End of year Picnic/ Meeting / Count Ballots
4. Halloween/Fall Event – TBD

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

1. Zoom meetings – difficult in the summer with meetings in the park – no internet connection – scrap for now.
2. The new website, www.ryebeachohio.com is nearly ready for publication. Need to add Minutes from past meetings. Karen will provide to Katie. **AI 10**
3. The RBPOA Facebook page will be revamped.

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

1. Need budget for 2024 by December.

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

1. Committee reviewing documents submitted by lawyer. Committee feels they are too long (70+ pages) and complicated and include many rules that apply to HOA's (e.g., having control over property easements, yard maintenance, etc.) Melanie, Elaine and Sharon joined committee. Next meeting 7/25, 4p at Linda's house.
2. Need to add a transfer fee of at least \$100.
3. Recommend creating a simplified version for every day use. **AI 11**

Audit Committee: Chair – Ohlen Brock **Members** - Mike Cartt, Brad Ruth, Jeff Dawson,

The audit was completed with no significant findings.

Other Business

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

Next Meeting: July 27, 2023 at 6 p.m.

Linda Hebert moved to end the meeting. It was seconded by Brad Ruth.
The Meeting was adjourned at 8:09 p.m.

Respectively submitted,

Secretary

President