

**RYE BEACH PROPERTY OWNERS' ASSOCIATION**  
**Sunday September 26th, 2021 ANNUAL MEETING MINUTES**

**Attended:** Karen Avery, Marcy Barklema, Elaine Brock, Elaine Dembinski, Tim Dembinski, Melanie Hartman, Jan Jeavons, Kristi Jones, Mark Majoy, Dave Oster, Brad Ruth

**Absent:** Jeff Dawson, Linda Hebert, Dan Hoppe

**Community Members:** See Sign Up Sheet Attached

**The Meeting was called to order at: 12:13 pm**

**Approval of the August 2021 Board Meeting Minutes & Financial Report:** (both emailed to Board Members 9/23) Marcy made motion to Approve the Minutes; Brad seconded. Elaine Dembinski made a motion to approve the Financial Report; Elaine Brock seconded. Both motions were approved.

- Total Debits as of 8/31/21 \$5,671.41
- Checking Account Balance as of 8/31/21 \$32,580.88
- Savings Account Balance as of 8/31/21 \$4,993.26

**Committee Reports--Old Business**

**Maintenance/Security Committees:** (Marcy; Jeff; Melanie; Kristi; Mark; Dave):

- **Maintenance:** Topsoil and seed will be added to the shoreline when possible
- **Security:** Kristi reported that she was contacted by a community member because of a pit bull bite from an unleashed dog running in the park. A police report was not filed by choice of woman who was bit. Kristi will continue to investigate the incident, and the Board suggested that a reminder should be added to the website, facebook page, and next newsletter reminding residents that there is a Huron law---all dogs have to be leashed.
- **Maintenance New Business:** Mark Majoy shared a discussion he had with the City of Huron. The City would like to take the light pole by the pier down; it is on City property.
  - **Shoreline Protection Proposal:** Mark proposed that the lights along the shoreline be re-positioned, and the flagpole be moved further south into the park. It could be lighted. And an underground

wire/cable could be added to light the basketball courts. Dave suggested the Board consider the possibilities of solar lighting instead of cable/wire.

**Legal Committee:** ( L. Hebert; M Hartman; K. Jones; M. Majoy; D. Oster)

- In July Jeff invited Kristi to come and talk to Joann regarding liens; Update: Kristi tried to call Jeff earlier in week; no reply.
- Other Updates: The Legal Committee had a productive \$75 conversation with the lawyer regarding non paid fees.

**Membership Committee (Karen; Jan; Dan; Kristi):** Updates: The Committee is continuing to work on the Rye Beach database and Block Captain data.

**Social Fundraising (Karen; Marcy; Elaine B.; Elaine D.; Jan; Kristi):**

- Future Dates to Note:  
Chile Cook Off Saturday 10/30 6pm (Kristi): will be in park weather permitting or on the porch of Kristi's Shore Drive  
Trick or Treat in the Park; 10/31 (Kristi) City Trick or Treat 5pm-7pm

**Publishing/Newsletter Committee:** ( Karen Avery; Marcy Barkema; Elaine Brock; Jan Jeavons; Kristi) Updates regarding fall newsletter: Elaine and Kristi will work on dates and organization. New Business: It was suggested by Sharon McCormick that the Publishing Committee remind residents not to feed wild life. She and others in the community have had major problems with animals in their yards. Feeding them only encourages the wild animals to stay in the community.

**Other Committees:**

**Nominating (Sharon McCormick; Bunnie Linker; Jan Jeavons)**

- Ballots Were Counted & Results Turned In: Welcome new Trustee, Ted White
- Mailing of Ballots and envelopes cost \$225

**Looking Ahead: 2021-2022**

## **The Board Reviewed:**

### **1. Committee Sign-Up(Section II Trustees) Current Committees Required in the RBPOA By-Laws and Other Suggested Committees, Such as Legal and By-Law Committees:**

- “Each Trustee will be expected to chair or serve on at least one standing or special committee.”
- (9) “Each standing or special committee will have at least three members. Each person will be appointed for one year. No more than one current officer or trustee can serve on either the audit or nominating committees.”
- (10) “Paid Members and Trustees can serve on more than one committee...”
- (12) Note 2000 version “New officers will take office on November 1.”
- 2009 version “Article Six (6) “New governing board members will take office at the first meeting held after their election.”
- Note: State of Ohio Required By-Laws to be Recorded in the County effective September 10, 2010 (Ohio Planned Community Law; codes.ohio.gov)
- The Board decided to sign up for next year’s committees by the October meeting.

### **2. Financial Information Disclosure to Paid Members**

- Examination of books and records 5312.07 (Ohio Planned Community Law; codes.ohio.gov) “Unless otherwise prohibited by this section, any owner may examine and copy the books, records, and minutes of the owners association that division C of section 5312.06 of the Revised Code describes, pursuant to reasonable standards set forth in the declaration, bylaws, or rules the board promulgates. The standards may include, but are not limited to, standard governing the type of document that are subject to examination and copying, the times and locations at which those documents may be examined or copied, and the specification of a reasonable fee for copying the documents.”
- Owner may not examine or copy: 1) personal matter information 2) communication with legal counsel....3) information pertaining to contracts, transaction in negotiation, or confidential information 4) information related to the enforcement of declarations, by-laws, or rules of the association.
- Questions:
  - Types of Documents subject to examination and copying: What Financial Details does the board want in the Monthly Meeting Minutes (posted on the RBPOA Website once Board approved; in the Seasonal Newsletter (emailed to Members who have requested it)?
  - And do we want to set the times and locations at which documents may be examined or copied; and specify a reasonable fee for copying the documents?

- **Dave made a suggestion that the Board share a Financial Report with members after our yearly audit; in the Meeting Minutes share monthly checking and savings amounts as we have been doing; and recommend that if community members want more detailed information they are invited to attend Board meetings. The Board agreed.**

**Next Meeting (4th Thursday of the month): 10/28/21 Time/Location: 6pm; Mark Majoy's home on Shore Drive.**

**Note: The Board will meet Thursday, November 18th due to the Thanksgiving holiday; and will NOT meet in December.**

**Meeting was adjourned: 1:05pm**