

RYE BEACH PROPERTY OWNERS' ASSOCIATION

MEETING MINUTES APRIL 17, 2024

Attended

Board: Mike Jones, Sr. Co- President
Brian Logsdon, Vice President
Open Position, Treasurer
Mary Ellen Jones, Secretary

Trustees: Scott Hammond, Margaret Hammond, Pam Thomas, Amber Noel Newcomer, Stephanie Sheppard, Karen Avery,

Absent: Ron Gilbert

Homeowners/Visitors Present: Ohlen Brock, Sharon McCormick, Linda Hebert, Elaine Dembinski, Marcy Barkema, Melanie Hartman, Sandy Thaxton, Bill Rospert, Craig Bryant, Janet Schmidt, Diana Powell, Nellie Blakenship, Bruce & Beckie Robertson, Ed Albrycht, Shaun Bickley, Stephanie Doherty, Ryan Doherty, Ken Lowery Sr, Alicia & Russell Roshong, Dane Ohly, Brad Ruth

The Meeting was called to order at 7 p.m. by Co President Mike Jones

Approval of last minutes meetings:

Committee discussion:

Treasurer report for February motion for Approval made by Margaret 2nd by Karen all in favor motion passes

Donations for Businesses to be on our website free advertising: Marcy stated that they can not write off due to 5013C classification:

Ryan Dougherty create a flyer for AirBNB owners that they could use in their homes/rentals

Treasurer report March: motion for Approval made by Pam 2nd by Karen all in favor motion passes

Park Committee: Karen and Andy Avery to donate grass seed and will seed the bare areas of park Shawn what does the mowers charge? MJ we got three bids we went with the best choice as far as price estimates S.B. how competitive were they? MJ the exactness of the bid how many times/how much and insurance presented up front.

MJ: Do we want a port potty for the summer? Prestigious offers at \$90.00 for 4 weeks cleaned weekly.

New Business: Amended by laws: call with attorney today. Copies given to Ryan and Marcie - opinion to what we wrote down. (Questions were posed via email) we have 2 options 5312 and a combination of 5312 Much participation as possible. We could give the community a choice.

Marcy: with a bylaw review it is expensive just make sure it's in the budget.

Marcy Barkema: clarification of 5312 Legal advice given to them in the past was a planned community. This is a lengthy process and with guidelines. Legal advice stated that the bylaws supersede the 2010 guidelines.

Melanie: We went thru and took some out should be a redlined version. Mary Ellen Agreed to seeing the version.

MJ: Board has right to set dues amount. Ryan Dougherty has offered to do a cost analysis.

Ken Lowery: history of plats

Melanie stated that they talked about limiting VRBOS in the bylaws or long term rentals to 25, once a license expires we don't allow someone else in Rye Beach to obtain one.

Shawn: All lots brokeout based on honor system if home opt out what happens to their share.

MJ: Was stated that it is a privilege to use the park not an ownership.

MJ: Legal document states that the park could have been sold we have now adjusted deed so it cannot be sold It was quick claim deeded in the past.

Ryan: Regarding the budget, we have to have financial balance and reserve for calendar year do we increase reserve? What will we collect Are we counting on transient rentals to make the mark. We need reserve to assist with peir erosion etc.

MJ: Pam has been researching historical society for a historical site designation?

Marcy: The amount of pier finance was a miscommunication, it was a quote. Research grants on historical sites are few. A historical designation may ruin your chances for more grants. Being a planned community offers more chances of grants.

Shawn: Analysis of mowers you guys picked the most expensive one. **MJ:** looking at all aspects and insurance provided. This team was the most professional providing all costs up front as stated above

Motion was made to adjourn at 8:00pm

Secretary

President