

Regular Meeting of the Board of Directors

Date: Dec. 7, 2017

Time: 7:30 pm

Place: RRA Clubhouse

Directors Present: Jack McMillin, Jim Swartz, Dave Emick, John Lindemann (arrived 7:35 pm)

Directors Absent: John Martin, Tom Sopko, Shawn Morris

Vice President called the meeting to order at 7:35 pm

M-1-12-17

A MOTION was made to accept the minutes of the Regular Nov. 2, 2017 meeting. Moved by Jack McMillin. Seconded by John Lindemann. Roll Call Vote: all present approved.

M-2-12-17

A MOTION was made to accept the minutes of the Special Meeting of Nov. 27, 2017. Moved by Dave Emick. Seconded by John Lindemann. Roll Call Vote: all present approved.

M-3-12-17

A MOTION was made to accept the November Treasurer’s Report. Moved by John Lindemann. Seconded by Dave Emick. Roll Call Vote: all present approved.

TREASURER’S REPORT
NOVEMBER 2017

Nov. Operating Income 13,733

Nov. Operating Expenditures:

Expenses: 86,468.09

Loans: 5,297.00

Capital Imp 3,481.65

Nov Expenditures: - \$95,247

Nov Fund Balance \$-81,514

Cash:

Jan - Oct 2017 179,322

Nov 2017	\$ <u>-81,514</u>
Cash YTD	\$ 97,808

Cash at End of Period	
Cash on hand Dec. 31, 2016	\$197,689
Gain (Loss) this year	\$ <u>97,808</u>
Cash on hand Nov 30, 2017	\$295,497

Manager's Report:

Operations Manager Report December 7, 2017

Dan Mullins

Again we were fortunate enough to have another stellar month in November when it came to the weather. I know the temperatures gave a lot of the resident's time to complete their fall cleanups along with the maintenance staff.

The board and the office staff have been busy going over the new membership card structure here at the association. The board did approve to streamline a pilot program allowing residents to take photos of their membership cards. We are hoping for positive outcome on this change and more information will be coming.

The maintenance crew has been busy finishing fall cleanups and addressing road repairs. They have also been working on our winter plowing equipment addressing any mechanical needs or repairs.

Dredging on the water has been completed this season; there are some select areas that we would like to try and dredge from land provided we can get a lower water level. As you may have heard or read on the website, there was a failure on the drain valve at the dam. Victor and the village staff are addressing the problem and we are working hand-in-hand to help get this problem resolved as soon as possible.

The association has met with a fence contractor to receive a quote to install a fence around the maintenance facilities located at Route 6. With the association accumulating the amount of assets that it has, it's been deemed prudent by the board that we should fence the area in for security.

Looking back over the 2017 season overall it was another outstanding year. The new swim platform at beach one, new coping at both the swimming pools, new metal roof's on the pavilions at the clubhouse, and also another successful dredging season. Overall the association strives for continuous improvement.

I would like to wish all a safe and happy holiday.

President's Report:

At a Special Meeting of the Board of Directors, the Directors voted on several items:

To have the Interim Treasurer, to be the permanent Treasurer. Jack McMillin has been voted to be the permanent Treasurer.

Made changes to the Standing Committees. Shawn Morris will be the Village Liaison. Pat Swartz and Dave Emick will manage the Amenities Committee, Pat is the Chairperson. There are other minor changes to the other Standing Committees.

To accept the New Membership rules. Jen Addair has reviewed and proposed a new set of Membership rules that the Board has accepted.

To accept the use of electronic media, examples: cell phones or tablets, as a back up to the Membership Card system. Members must take their own pictures.

Note: The new card rules and the use of electronic media are a one year pilot project. Assuming it works ok, the Association plans to continue.

To put \$25,000 against the principal of the Office Loan. To consider an additional amount to pay down the Office Loan based upon a cash flow study.

Tonight will be the third and final consideration of the Sexual Predator Amendment to the Bylaws. There is a slight change in the wording to include "weekenders" who may be tier 3 sex offenders. Before the Board votes on this again tonight, the minor wording change will be reviewed.

Reminder: Your Association is financially solvent.

\$50,000 has been put into a Reserve Fund. What are Reserves? Reserves: "an amount adequate to repair and replace major capital items in the normal course of operations without the necessity of special assessments." In addition, \$10,000 from the 2018 budget is targeted to the Reserve Fund.

Despite the constant Social Media pokes about the insolvency and supposed constant dues increases by the Association, due/assessments have not increased since 2011 and the Association is solvent.

The Office was built with no increase in dues/assessment to the members.

Dredging has been done at no additional cost to the Members.

Interest payments have decreased about \$4000 per month despite adding a new loan for the Office.

The valve on the dam has failed in the open position. The Association is aware of the situation and is working with the Village to remedy the problem.

The Association and the Board have been criticized for not responding to Social Media comments. Please remember that some of the commenters may not be Members. Some of the names and accounts could be fake. One of the problems of social media is that anyone can write anything without providing any documentation. You should make yourself aware of who is a Member and who is not a Member and be asking for documentation before accepting what is written on social media as true.

The Association (the Operations Manager-Dan Mullins, Pat Sowry, Jen Addair, and the maintenance staff); and the Board of Directors wish every Member a Happy Holiday and a Happy New Year. Here's looking forward to a happy, healthy and prosperous New Year for all of us. We will see you in 2018.

Reports of Standing Committees:

Legal-none

Budget & Finance-none

Lake Management-none

Lake Safety-none

Village Liaison-Bob Cook-discussed divers coming in next week to try to close off the valve

Board of Review-none

Building & Facilities-non

Administration-none

Amentities-Pat Swartz would like to people signed up.

Clubs:

STARS-last meeting next Wednesday. Nothing scheduled for Dec.

Fishing Club-\$600 spent on minnows. Going to put a memorial plaque on the bridge for Ed Baitt.

Friends & Neighbors-Jan 12 at the Pasta Oven Please let Marge Morris know if you want to attend.\

Polar Bear-Breakfast with Santa this Saturday.

Old Business:

M-4-12-17

A MOTION was made to approve Resolution R1-1017. Moved by Jack McMillin. Seconded by Dave Emick. Roll Call Vote: all present approved.

RESOLUTION R1-1017

THE AMENDMENT WILL BE CONSIDERED FOR THE THIRD TIME FOR A RESOLUTION AMENDING THE BY-LAWS OF ROMEROCK ASSOCIATION, INC.

WHEREAS, the Board of Directors of RomeRock Association, Inc. is authorized to add and/or amend the By-Laws of the Association pursuant to provision contained in said By-Laws, and;

WHEREAS, it amendment is being considered for the third time this being the third time, and;

WHEREAS, the Board of Directors of RomeRock Association, Inc. have recommended certain additions, deletions and/or amendments to clarify and update said By-Laws,

NOW, THEREFORE, BE IT RESOLVED: That the following additions, deletions and/or amendments to the By-laws of RomeRock Association, Inc. are hereby adopted; and the subsequent document incorporation said additions, deletions and/or amendments shall be the By-Laws of RomeRock Association, Inc.

SECTION 5

- A. As used herein, the terms "sexually oriented offense," "tier I sex offender/child-victim offender," "tier II sex offender/child-victim offender," and "tier III sex offender/child-victim offender" shall have the same meanings as in Section 2950.01 of the Ohio Revised Code, as amended from time to time. As used herein, the term "Registrant" shall mean any person who is required to register with the sheriff, the sheriff's designee, the Ohio Attorney General, or any other designated registering agency within the State of Ohio pursuant to Chapter 2950 of the Ohio Revised Code, as amended from time to time, by reason of having been convicted of or pleading guilty to a sexually oriented offense regardless of when or where the sexually oriented offense was committed.
- B. No Registrant who is a tier III sex offender/child-victim offender shall be eligible or permitted to be an Active Member of the Association. Any Registrant owning a lot within the Roaming Rock Shores Subdivision shall be deemed to be an Inactive Member. In addition, no Registrant who is a tier III sex offender/child-victim offender shall permanently or temporarily reside in any home or on any lot in the Roaming Rock Shores Subdivision for any length or period of time.
- C. If, after the adoption of the amendment to the By-Laws adding this Section 5 to Article I, a Registrant who is a tier III sex offender/child-victim offender resides in or occupies any home or lot in the Roaming Rock Shores Subdivision as an owner, tenant, resident, guest, or any other possessor of interest, the lot owner must immediately cause such Registrant to vacate the lot, even if the Registrant is the lot owner. This restriction shall apply equally to all future lot owners, tenants, residents and occupants in the Roaming Rock Shores Subdivision. However, this provision shall not be applied retroactively to any Registrant that was a lot owner and resident of the Roaming Shores Subdivision prior to this amendment being adopted, provided, however, that this provision shall apply to any such Registrant who ceases to be a lot owner for any period of time after the effective date of this Section 5 of Article I.

The Association shall provide any lot owner in violation of any provision in this Section 5 of Article I with a written notice sent by first class, postage pre-paid, U.S. Mail to the Lot owner's last known address, informing the lot owner that he or she must correct the violation within sixty (60) days of the date of the notice. If the Registrant does not vacate the home and/or lot within sixty (60) days of the date the lot owner was mailed notification by the Association of the presence of a Registrant, then the Association may institute such legal proceedings as may be appropriate (including, but being not limited to an action seeking an injunction) to have the Registrant expelled or removed from the home and/or lot within the Roaming Rock Shores Subdivision.

- D. If it is necessary for the Association to pursue any form of legal action, regardless of whether such action is in the form of an injunction, eviction, or other form of relief to gain compliance with this Section 5 of Article I, the Association shall be entitled to reimbursement for all of its expenses,

including, but not limited to, its reasonable attorney fees and court costs, from the lot owner, and such amount may be secured by a Certificate of Lien in accordance with Article III of these By-Laws.

- E. The Board of Directors may, in its sole discretion, notify the members that a Registrant is residing within the Roaming Rock Shores Subdivision, including Registrants who are either a tier I sex offender/child-victim offender or a tier II sex offender/child-victim offender. Notice may be given in such manner as the Board of Directors deems appropriate, including, without limitation, posting it on the Association's website.
- F. The Association shall not be liable to any lot owner, Member, or anyone residing in, occupying or visiting any lot in the Roaming Rock Shores Subdivision arising out of, resulting from in part or whole, or pertaining to the Association's failure or alleged failure, whether negligent, intentional or otherwise, to notify any lot owner, Member, resident, occupant, guest or visitor within the Roaming Rock Shores Subdivision of the presence, residency, or occupancy of a Registrant in the Roaming Rock Shores Subdivision, or to pursue the removal of any Registrant, including a Registrant who is a tier III sex offender/child-victim offender, from the Roaming Rock Shores Subdivision, or to otherwise enforce this Section 5 of Article I.

M-5-12-17

A MOTION was made to accept Resolution R1-1217. A Resolution amending the Rules and Regulations of RomeRock Association, Inc. Moved by Jack McMillin. Seconded by Dave Emick. Roll Call Vote: all present approved.

Resolution R1-1217

A Resolution amending the Rules and Regulations of RomeRock Association, Inc.

WHEREAS, the Board of Directors of RomeRock Association, IN. is authorized to establish, enforce, and amend the Rules and Regulations of RomeRock Association, Inc.; and

WHEREAS, the Board of Directors has determined that certain additions and/or amendments to clarify and update said Rules and Regulations; and,

WHEREAS, the Board of Directors has reviewed and approved certain additions and/or amendments to the Rules and Regulations;

NOW, THEREFORE, BE IT RESOLVED: That the following additions and/or amendments to the Rules and Regulations of RomeRock Association, Inc are hereby adopted; and the subsequent document incorporation said additions and/or amendments shall be the Rules and Regulations of RomeRock Association, Inc.

MEMBERSHIP CARDS

Membership cards will be issued to each Association Member upon payment of all dues, fees and assessments for each membership year and all membership paperwork filled out. Cards may be issued upon request of the Active Member. The card must be presented upon the request of Association officials and security to ensure that only Active Members (Members in Good Standing) are exercising the

privileges of using Association facilities. Cards are not transferable to anyone, and abuse of of the card may subject it to confiscation by Association officials or security personnel. Cards must be shown to gate guards and/or other RRA or security personnel at all beaches, pools and all other facilities each and every time you visit them. If you do not have your card, with proper identification a temporary card (good for one day's use) will have to be obtained at the RRA office before being admitted.

Only Active Members (Members in Good Standing), whose dues, fees and assessments are paid, and membership paperwork completed may use the lake and all other facilities of the Association. Inactive/delinquent Members and their families may

not be Guests of a Member in Good Standing; in doing so the Active Member may lose their membership privileges.

The membership year covered by a current membership card is from May 1st to April 30th.

GUEST POLICY RULES

All Active Members (paid dues & assessments and all paperwork completed and filed) shall be entitled to limited Guest privileges, subject to the provisions hereof, and subject to such additional rules and regulations as are established from time to time by the Board of Directors. The following rules and/or policies shall apply to Guests:

A Guest is any person who is not a member of the Association who has the permission of an Active Member and RomeRock Association to enter upon and use the property or facilities of the Association for the person's personal enjoyment or benefit or for the purpose of sharing company with the Active Member. For further clarification, there are "categories" for Guests.

A Permanent Guest is one who has proof of residency at the Active Member's address. Upon request of the Active Member and subject to the approval of the Board of Directors or its designee, a card will be issued to the Permanent Guest. The card entitles the Permanent Guest(s) to the use of Association facilities, including the Active Member's (owner's) watercraft without the Active Member(s) being present.

An Immediate Family Guest is one who is the child and/or child's spouse, parent, grandchild, or grandparent of the Active Member. Upon request of the Active Member and subject to the approval of the Board of Directors or its designee, a card will be issued to the Immediate Family Guest for the use of Association facilities, including the Active Member's (owner's) watercraft without the Active Member being present.

Permanent Guests and Immediate Family Guests must be registered annually at the RRA office by the Active Member. An appropriate Guest card will be issued (without cost) for the year.

Other Guests - Guests other than Permanent Guests or Immediate Family Guests must be accompanied by the Active Member at all times.

In addition to any other limitations or conditions as may be prescribed by the Board of Directors, the card carries the following limitations on its use:

The Active Member card (s); the Permanent Guest card; and the Immediate Family Guest card carry the following limitations on the number of Guests allowed at Association properties and facilities at any one time:

- A. Active Members (property owners and spouse)- up to nine (9) Guests combined.
 - 1. Events including more than nine (9) Guests require notification/registration with the RRA office and approval of the Board of Directors or its designee.
 - 2. Events with larger than nine (9) Guests requiring the use of pool #1 must be registered ten (10) days in advance at the RRA office.
- B. Age fifteen (15) and over-limited to two (2) Guests of any age and can accompany any age carded Member or Guest swimming.
- C. Age thirteen and fourteen (13 & 14) - limited to two (2) Guests of any age except that Guest(s) must be thirteen (13) or older for swimming only.
- D. Under age thirteen (13) - must be accompanied by someone fifteen (15) years of age or older and in possession of a current Member or Guest card to swim at association pools or the lake. They can use all other open facilities without being accompanied.

Each Active Member of RRA shall be limited to two (2) events per calendar year at RRA properties and/or facilities that have ten (10) or more Guests. This restriction does not apply to the rental of the Clubhouse or the rental pavilion. These events must be registered at the Association office. Note: if you are planning on using pool #1 at your event, you must register that event at least ten (10) days in advance. Registering an event does not guarantee that you will have space in a pavilion, or that you will have the number of tables you want. When registering for this large event, the Active Member must either be at the gate to accompany Guests in or must provide the office/gate person with a list containing the names of the expected Guests.

There shall be no parties or other events with more than twenty-five (25) Guests in attendance permitted at proprieties and facilities excluding the rental of the Clubhouse and rental pavilion on RRA special use days, and other celebrated holidays during the months of June, July, and August.

All Guests must abide by the Rules and Regulations of RomeRock Association. Inactive/delinquent Members and their families cannot be Guests of a Member in Good Standing.

Any Guest who violates the RRA Rules and Regulations or creates a nuisance while on RomeRock Association property may be removed from that property and/or be denied Guest privileges. The Member is responsible and accountable for the conduct of his or her Guests.

An RRA official, which includes gate guard, lifeguard, boat patrol, RRA Director or its designee or law officer shall determine when a Guest shall be removed from Association property.

Directional signs for parties and other events at RRA facilities or private homes and lots must be taken down within twenty-four (24) hours of the conclusion of the party or event.

Member's Comment's:

Property Owner #1535-discussion on the Lake Management meeting and need of testing to get a baseline for around elk farm.

Property Owner #2279-discussion about putting yellow line on roads to keep cars on their own side

Meeting was adjourned at 8:00pm