

Regular Meeting of the Board of Directors

Date: Nov 2, 2017

Time: 7:30 pm

Place: RRA Clubhouse

Directors Present: Jim Swartz, Tom Sopko, Dave Emick, John Lindermann, Shawn Morris, Jack McMillin (arrived 8:00 pm)

Directors Absent: none

M-1-11-17

A MOTION was made to accept the minutes of the Oct. 5, 2017 Regular meeting. Moved by Dave Emick. Seconded by Jim Swartz. Roll Call Vote: all present approved.

M-2-11-17

A MOTION was made to accept the minutes of the Oct. 23, 2017 Executive meeting. Moved by Shawn Morris. Seconded by Jim Swartz. Roll Call Vote: all present approved.

M-3-11-17

A MOTION was made to accept the minutes of the Oct. 30, 2017 Special Meeting. Moved by Jim Swartz. Seconded by John Lindemann. Roll Call Vote: all present approved.

TREASURER'S REPORT
OCTOBER 2017

Oct. Operating Income 23,416

Oct Operating Expenditures:

Expenses: 68,630.96

Loans: 5,552.04

Capital Imp 3,000.00

Oct Expenditures: - \$77,183

Oct Fund Balance \$-53,767

Cash:

Jan - Sept 2017 233,089

Oct 2017 \$-53,767

Cash YTD \$179,322

Cash at End of Period

Cash on hand Dec. 31, 2016 \$197,689

Gain (Loss) this year \$179,322

Cash on hand Oct 31, 2017 \$377,011

M-4-11-17

A MOTION was made to accept the Treasurer's Report. Moved by Dave Emick. Seconded by Jim Swartz. Roll Call Vote: all present approved.

Manager's Report:

Operations Manager Report

November 2, 2017

Dan Mullins

The October weather could not have been any better with higher temperatures and lack of rain. Strange weather for October but I know many residents were able to enjoy the lake in the extended season.

A few things we are working on, the office staff and the board have been working on suggestions on how to better handle card access at the pools for next season. One idea being looked at is allowing a photo on your phone to be used as a pilot program to test a new card entry system. We are also working with Lake Safety and Lake Patrol on how to better address some boating rules for next season. The lake buoys have been removed from the water and the maintenance crew is working on winterizing the outdoor facilities and our summer equipment.

We have also been updating our summer mowing equipment. A second Scagg Zero Turn Mower has been purchased. This is a used low hour machine which should serve us for another 10 years plus. One of the upgrades that we are doing along with the tractor replacement, is the purchase of a side boom mower. This mower attachment will give us the ability to mow the back and sides of the road drainage ditches along with mowing nuisance brush.

I attended a two day course at the Ashtabula Health Department for our food service license, and yes I did pass the test! I would also like to mention the meeting with Ashtabula County Auditor, Roger Corlett that was held at the Clubhouse. He gave a presentation on the tax structure in Ashtabula County along with Roaming Shores. This was a very educational meeting for the residents.

There was a very large turnout for the Halloween Happening that was held at the clubhouse. I'd like to give an extra thanks to Jen Addair, Leeann Moses, and Marlene Hocesvar for their extra effort along with many others that made this a fun event for the kids.

A reminder to residents with the fall season upon us, please not blow any leaves into the road drainage ditches or into the lake.

Have a safe and happy fall!

President's Report:

The Board voted to have an Interim Treasurer. For our Interim Treasurer, the Board has elected Jack McMillin. Should Jack McMillin be voted onto the Village Council, as he is a candidate, and he chooses to resign from the Association, another Interim Treasurer will be chosen to start in January.

Tonight will be the second 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.

The Board approved a 2018 budget. As always, it is a balanced budget. Thanks to the fine work done by our Office staff getting more Members to pay, it appears that we may have up to \$90,000 more to spend in 2018. As you may recall, it has been a goal of the Board to reduce the number of Members in arrears.

The Board also addressed Reserves. 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." We are one of the few HOA's that has the right to pledge property toward a loan. However, based on the fact that Reserves continues to be brought up, based on the fact that in the future banks or lenders may not take property for collateral, it has been decided to dedicate money to a Reserve Fund, and to do a reserve study. Therefore the Board voted to move \$50,000 from the \$198,000 we have in savings to a Reserve Fund. In addition, \$10,000 from the 2018 budget is targeted to the Reserve Fund. In addition to starting a Reserve Fund, a Reserve study will be done to determine how much should be in the Reserve Fund. As part of approving the new Budget, the Board voted to leave the dues/assessments and any late fees the same.

A new Employee Handbook has been approved by the Board. Copies will be available online or a copy can be picked up at the Office.

Jen Addair, of the Office, has suggested to the Board a new Membership Card hierarchy. Her suggestions have been approved by the Board. It does streamline the card system by eliminating the "Guest System". Separate from the Card hierarchy, a backup will be allowed. The backup system is that pictures of Membership cards will be allowed to be on phones. This means that if you want a backup to your card or your family's cards on your phone, you will need to take a picture of your card, and any family or household members and copy it to your phone. This will be your backup. This new system is a one year pilot program for 2018.

Jen Addair has summarized the real estate tax meeting with Roger Corlett and Dennis DiCamillo. The summary is on the RRA website and can be found in the email blasts. One of the most important outcomes is that if you want an informal meeting with the County Auditor concerning your property appraisal, it is recommended that you do it immediately. This will allow you to have an informal meeting as opposed to a formal request for real estate re-evaluation.

The Board has discussed applying up to \$50,000 from savings toward paying down the Office Loan. As we announced at the time of the decision to build rather than rent, we would seek to pay down the Office Loan as quickly as possible. We, the Association, have two outstanding loans, the pool & roads loan and the Office loan. We are looking to vote to put the money toward the highest interest rate loan, the Office.

Reports of Standing Committees:

Legal-none

Budget & Finance-passed budget

Lake Management-finished up testing in September, trying to consolidate labs for testing, please do not put leaves in the lake or ditch.

Lake Safety-none

Village Liaison-sub-committees will be active again first of the year

Board of Review-none

Building & Facilities-none

Admin-none

Amenities-still looking for a chairperson

Dave Emick talked about the RL lots 22 on the lake 3 accessible

Clubs:

STARS-next meeting Nov. 8, 6 pm. Plans for Christmas caroling in December

Fishing-last meeting Nov 9, 7 pm until next year. Planning on putting more bait fish in. Fish study. Ed Baitt is not doing well.

Friends & Neighbors-January thru April will meet at different restaurants-more info in the eblast and paper.

Polar Bear-Breakfast with Santa, Sat. Dec 9th please sign up for it.

Old Business:

M-5-11-17

A MOTION was made to accept Resolution R1-1017 The Amendment will be considered for the second time for a Resolution amending the By-Laws of RomeRock Association, Inc.

RESOLUTION R1-1017

THE AMENDMENT WILL BE CONSIDERED FOR THE SECOND 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 second time this being the second 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.

NEW SECTION 5 TO ARTICLE I OF THE BY-LAWS

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 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 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.

Moved by Jack McMillin. Seconded by Jim Swartz. Roll Call Vote: all present approved.

Member's Comments:

Property Owner #1743-discussion on takeback lots and greenspace, also riprap

Property Owner's #1535, 1566, 67, 2518, 135 discussed asked questions about a legal issue

Property Owner #2265-discussion about the Planning Commission and meeting Nov 15 about The Rock property.

Property Owner #67-discussion about The Rock

Property Owners #1535 & 2518-discussion about dredging

Property Owner #1571-discussion about the lake

Meeting was adjourned at 9:18 pm