



57th Annual Meeting
April 27, 2024

Invocation

➤ Wendy Carley

Your Board of Directors Welcomes You



Robert McClintock
President



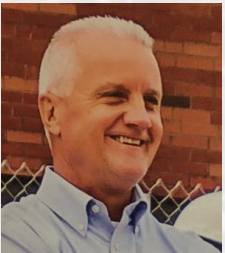
Rick Brothers
Member



Rory Marshall
Vice President



Scott Soble
Member



Jeff Grosse
Treasurer



Mark Dougherty
Member



Nadine Pope
Secretary

Agenda

- Welcome
- Certification of Service of Notice of Annual Meeting
- Membership Report
- Treasurer's Report
- Election of Board of Directors
- 2023 Association Overview & Improvements
- 2024 Planned Improvements/Initiatives
- Club Overview
- Standing Committee Overview
 - Building & Maintenance Committee
- Lake Update (3/30 Special Mtg recap)
- Member Comments
- Closing Statements

Certification of Notice of Meeting

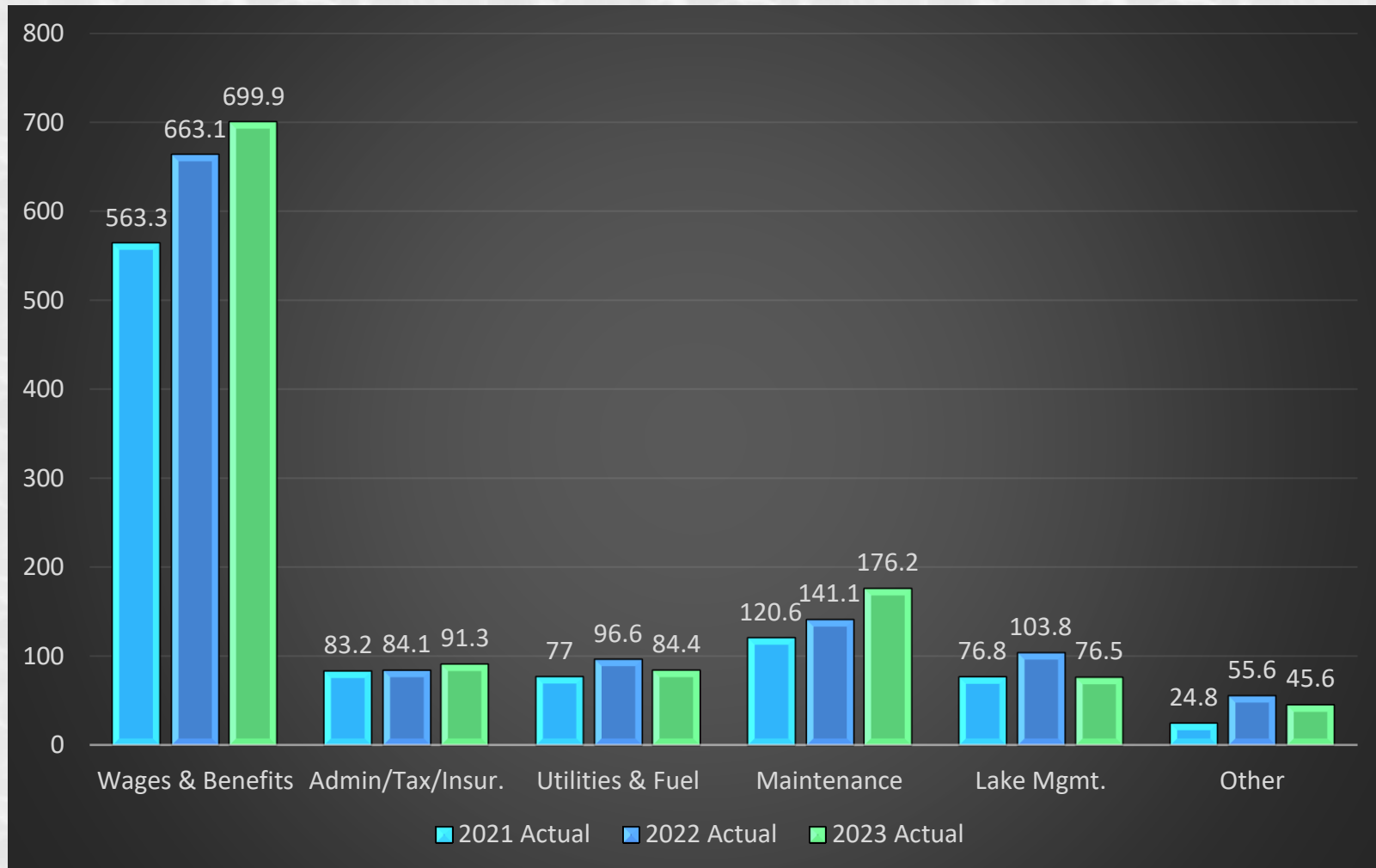
Membership Report

- 78 New Member in 2023
- 1,299 Total Membership Units

Treasurer's Report

	2021	2022	2023	2024
Total Assets	\$2,619,254	\$2,715,507	\$2,803,160	
Operating Income	\$1,460,467	\$1,511,048	\$1,609,781	\$1,697,690
Annual Operating & Capital Expense	\$1,218,532	\$1,619,687	\$1,628,100	\$1,654,998
Cash Assets	\$632,175	\$523,576	\$500,868	

FY 21 vs 22 vs 23 Operating Exp (\$ x1000)



5-Year Capital Plan

RomeRock 5-year plan	2023	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028
Trackhoe		\$93,000		\$100,000		
Backhoe			\$100,000			
Covered Bridge repair or rebuilt			***			
Island Seawall		\$12,500				
Playground at Clubhouse	\$35,000					
Pavilion at Clubhouse for Gate Guards				***		
Sea Wall at Clubhouse						***
Culvert	***					
Pavilion at Clubhouse for Gate Guards	\$1,965.78					
Marcite on Pools			***			
Light Posts at Clubhouse		\$1,711 +installation				
Pave Beach 2 Parking Lot		\$28,000				
Lake Dredging	\$22,000	\$30,000	***	***	***	
Floating Dock Beach Two	\$16,855.83					
Roads	\$165,399.50	\$200,581	\$225,000	\$250,000	\$275,000	
Pool Enhancements			\$100,000			
Shade Sails- Pool 1		\$12,820				
Shade Sails- Pool 2		\$11,910				
Clubhouse Fencing Replacement		\$23,000				
Concrete Work around Clubhouse	\$22,800					
Pavilion at B2 for Gate Guards	\$1,942.92					
Weed Harvester						\$150,000
Lounge Chairs for Pools			\$5,000			
Seal Clubhouse Parking Lot		\$8,200				
Paint Stain Assoc. Buildings		\$10,000				
Landscaping around Gas and Elect Meters by Clubhouse		\$7,500				

Election of Board of Directors

Election of New Board Members

- Two seats were up for election
- Bob McClintock and Marie Kaufman were the only nominations received
- Rory Marshall did not seek re-election
- No ballots necessary
- Will serve as Directors with term expiration in 2027

2023 Association Overview

- Reorganization of RRA Office Leadership
 - Wendy Carley – Office Manager
 - Dawn Franklin – Accounting
 - Jen Addair – IT/Communications
- Implementation of New HOA Software System
- Long Term Capital Plan
- Continued Investment in Lake Health and Dredging
- Development of Building & Maintenance Committee

2023 Improvements

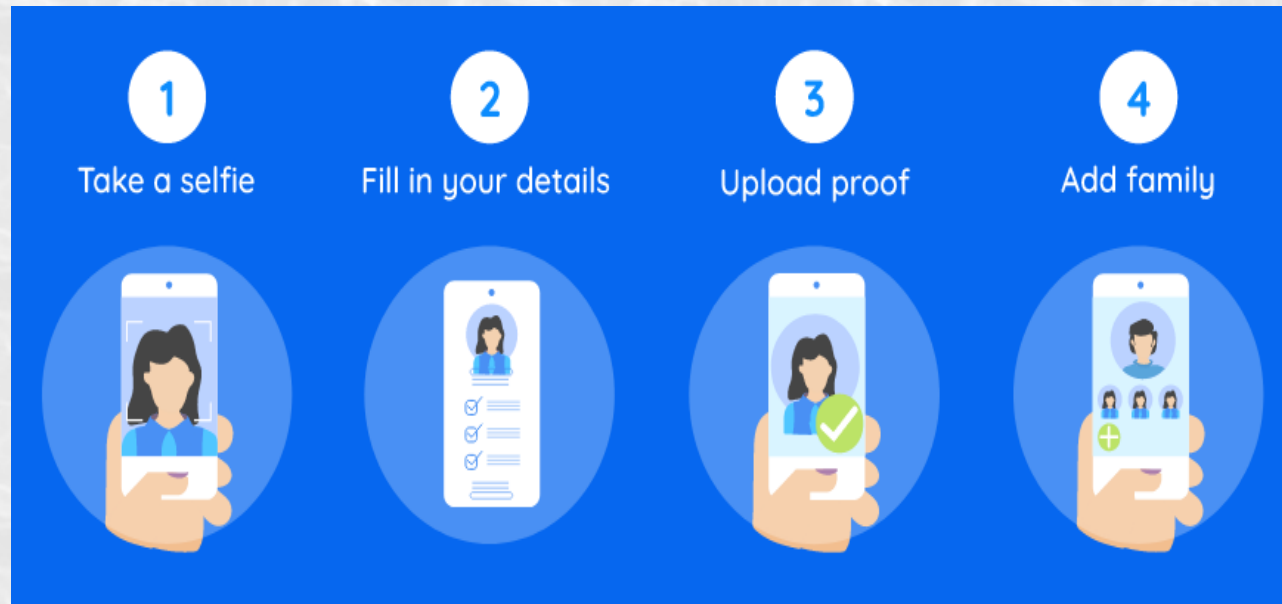
- Pump house at pool #1
- Barge Repairs sandblast and repaint
- Additional Push boat and motor
- New concrete around clubhouse
- Floating docks at beach #2
- Swings at both playgrounds
- New playground at beach #1
- New signs for both pools and concession stand
- Replace dock at marina
- Chipseal 4.6 miles of roads
- Clubhouse Roof Repair
- Sealed Clubhouse Circle
- Added last new truck to fleet

2024 Planned Improvements

- Repair seawall at island
- Seal Clubhouse Parking Lot
- Pave Beach 2 Parking Lot
- Chip/Seal 7.3 Miles of Road
- New fence at Clubhouse
- New Excavator (\$93K – purchased)
- New light posts at Clubhouse
- Wifi at Beach 2
- Paint/Stain Clubhouse

New Digital Card System

- Integrates with our HOA Software
- No more carrying cards!
- Guest Privileges remain the same
- Card Portal
- Pool Alerts
- No phone?
No problem



Club Overview

➤ **S.T.A.R.S. Club**

- Designer Bag Bingo: May 11th
- Fireworks & Roaming Shores 5K: July 6th
Cornhole Tournament: July 7th
- Rib Cook-Off: Aug 31st
- President: Barb Buckley | 440-645-7365

➤ **Polar Bear Club**

- Polar Bear Plunge held March 9th
- Next event: Cinco de Mayo – May 4th
- President: Bree Bodisch - rspolarbearclub.org

➤ **Friends & Neighbors**

- Hosts Meet & Greet Dinners
- President: Marilyn Morris | 440-563-1653

➤ **Fishing Club**

- Tournaments begin again May 18th. Must be Fishing Club Member - \$25 Family Membership
- President – Mike Chevalier

Club Overview (cont.)

➤ **Pickleball Club**

- Opening Day Today – Hosts Open Play & Tournaments
- Call, text or email Marie Kaufman with any questions at 440-485-0688 or shorespickleball@gmail.com.

➤ **Shores Hold'Em Club**

- Meets 1st & 3rd Fridays at 7pm in Clubhouse
- President - Fred Ebersole, 440-563-5241

➤ **Water Exercise Group**

- Meets at Pool 2 | M – F 9am to 10am
- Pat Long: 440-223-3639

➤ **Yoga Club**

- Next Session begins June 3rd
- Meeting in the Clubhouse M & W 3:30pm – 4:30pm
- Michelle Vanderlip: mcvanderlip@sbcglobal.net

Club Overview (cont.)

➤ **Quilting Group**

- Meets 1st & 3rd Tuesday at Clubhouse 6pm – 9pm
- President: Jeanette Gage | 440-563-9386 | thequiltingblock.oh@gmail.com

➤ **Men's Golf League**

- Season began April 25th
- John Justice: 440-813-3469

➤ **Ladies Golf League**

- Season begins May 9th
- Debbie Boehm: 440-563-5441

➤ **Cub Scouts**

- The Cub Scout program is divided by age/grade level. Contact for more info.
- Cubmaster, Kevin Lewandoski | 440-479-4271 | Pack3072cubmaster@gmail.com

➤ **Village Volunteer Club**

- Ad hoc group that works to beautify Roaming Shores through volunteer projects.
- Contact Jim or Sally Fell for more information.
440-865-3199

Standing Committee Overview

- Administration
 - Personnel, Finance & Collection, Legal
- Board of Review
- Facilities
- Village Liaison
- Strategic Advisory
- Lake Safety
- Lake Management
- Building & Maintenance



Building and Maintenance Committee Update

- ❖ Board has obligation to uphold RRA beneficial deed restrictions pertaining to external appearance of properties
- ❖ Appoints 5 Member BMC
 - ❖ Consolidate and update existing Rules and Regulations
 - ❖ Define standards of external appearance subject to RRA review
 - ❖ Create a simplified Member's Guide through the process
 - ❖ Make recommendations for compliance and enforcement

Lake Safety is your Responsibility

- Being safe on the water is up to you
- Accidents do happen
- Severe injury and death are a very real possibility
- Members are responsible for the actions of their guests
- Know the rules of our association and the laws of our state
- Use common sense
- Self police
- Talk to your neighbors
- When all else fails, report violations
- Respect our lake patrol team....Always!!!!
- Lake Patrol: 440-563-8611



Lake Management Committee

EDUCATION

TESTING

MANAGEMENT

Management Plan Objectives

Short Term Goals

Control algal blooms

Monitor lake and watershed water quality

Long Term Goals

Reduce Nutrients in lake and watershed

Evaluate New Technologies

Seek Funding Resources



2023 Lake Management Results

- **Algaecide Treatment**

- Single whole lake treatment in June.
- Partial (north only) in August

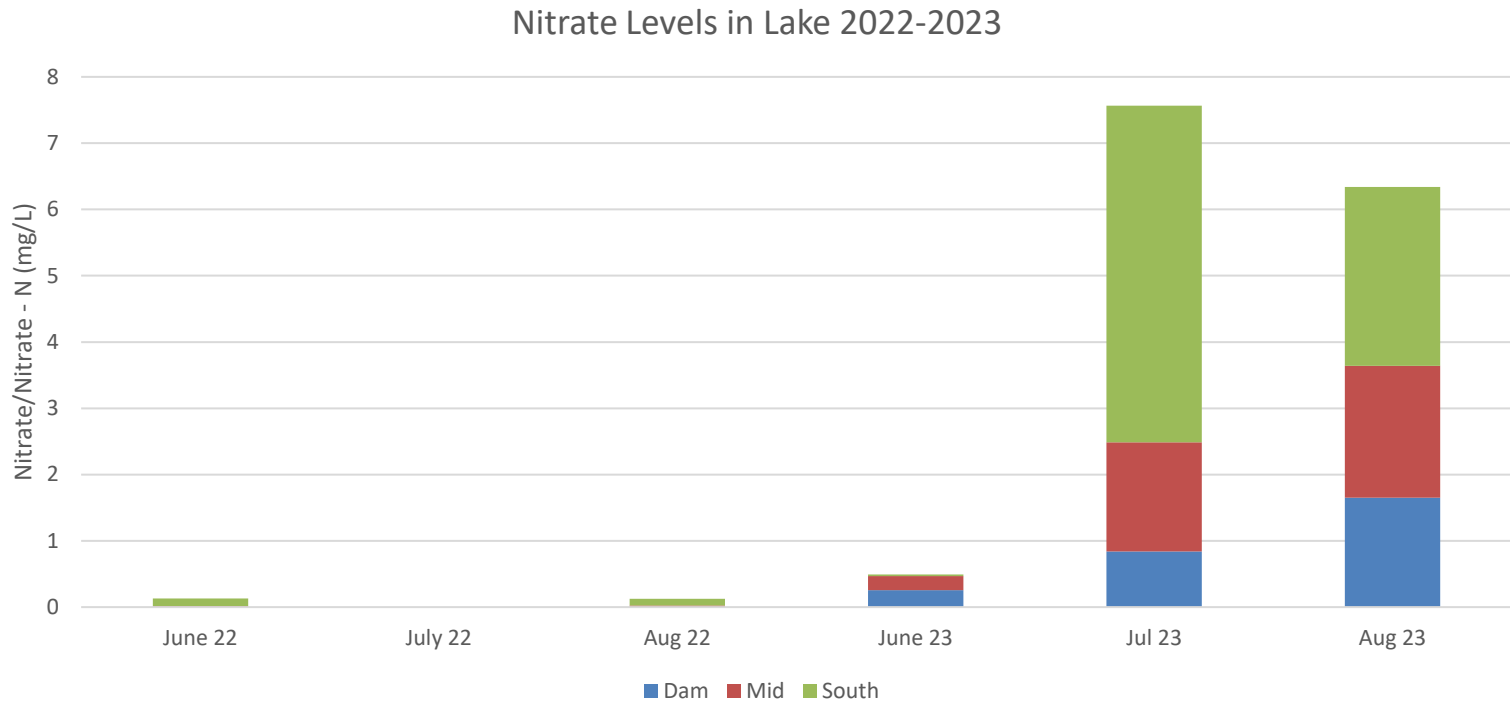
- **External Impacts on Lake**

- Elevated nitrates observed from watershed
- Weather was an issue – drought to rain events
- *May be responsible for some of the unusual effects*



Water Quality Comparison

Nitrates from Watershed Observed in Lake





Yearly Beach Safety Results

Algal Toxin Testing - # Exceedances (> 8 ppb)/year

— highest reported value in () VodaGuard C →

2019	2020	2021	2022	2023
6	3	0	0	0
(40.2)	(>50)	(4.49)	(0.34)	(1.75)

Bacterial Testing – Beach 1; # Exceedances/year

2019	2020	2021	2022	2023
12	13	4	2	2

→
Lasers at Beach



2024 Management Plan

Continuing Programs

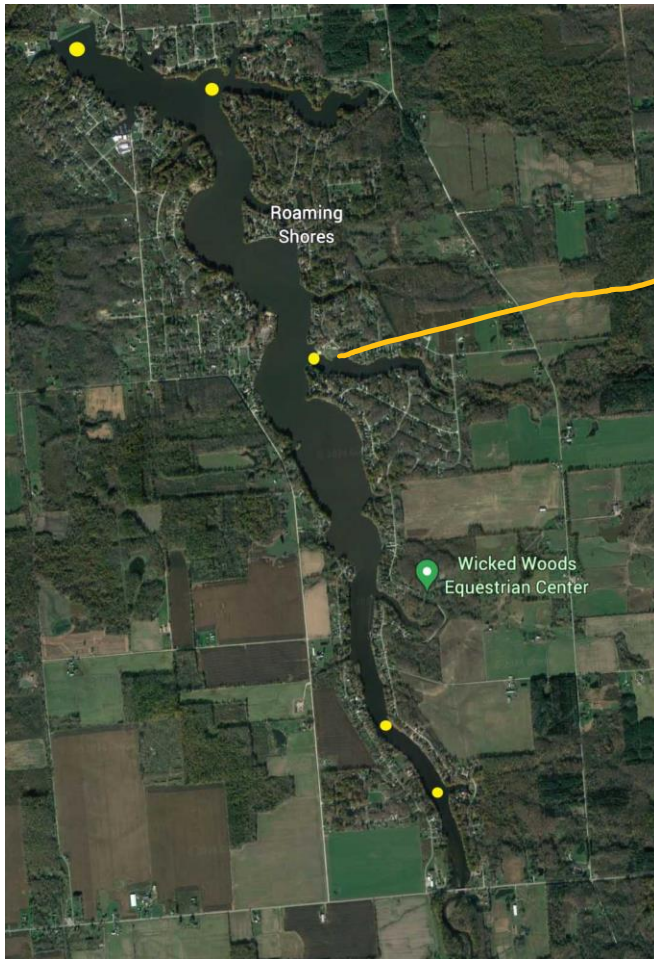
- Algaecide treatments
- Dockside Invasive Weed Program
- In-lake and watershed monitoring
- Goose Deterrence Program – laser, addling
- Weekly toxin/ bacteria at beaches

Evaluation of New Technologies

- Water Quality Probe to measure DO, algae density (Early Warning)
- Ultrasonic buoys to control algal blooms (non-chemical)
- Evaluate other options as part of goose deterrence (e.g. drones)



New Technologies





You Can Be Lake Responsible!

- Management programs take: Time / Money \$\$
- Problems developed over 50+ years
- Become a good steward of our largest asset
 - **Reduce Invasive Hitchhikers at Marina –Clean Boats used in other lakes!**
 - Boating behavior – Follow NO WAKE restrictions
 - Avoid Ultrasonic Buoys deployed for algae control
 - Note New Rules for Wakeboating (>250 feet from shoreline)
 - **Avoid lawn fertilizers containing phosphorous**
 - Keep grass clippings / leaves / pet droppings out of lake (FINE\$)
 - Beneficial landscaping decisions – existing and new construction
 - Geese Deterrence - Notify if you see a nest.
 - Stay informed (e-blast , text alerts, website, articles, meetings)

Dredging Update

Purpose:

- Review progress and procedures
- Improve efficiency
- Identify bottlenecks/weak-links
- Consider capital investments
- Plan and measure

Member Comments

Closing Statements

