

August 26, 2020

**2020 Rome Rock Association President's Report / 2020 Annual Meeting
Cancelled**

The Ohio Department of Health regulations put in place because of the continued Covid pandemic that restrict mass gatherings and highlight the health and safety risks associated therewith have made it necessary to cancel the 2020 Rome Rock Association Annual Meeting. The purposes of the annual meeting include a report on the election of the directors and the finances of the Association. There was no election of directors in 2020 because all candidates were unopposed. In lieu of the annual meeting, we are providing a President's report and a 2019 financial report. Please forward any comments, suggestions, or questions to board@roamingshores.org or send a letter to P.O. Box 8, Rome, OH 44085. All correspondence will be reviewed by your board of directors and responses provided. Let's all do our part to ensure we are able to once again gather in April of 2021

Your Board is Focused on Serving our Community- Who are we?

My name is Louise Lisac. I have been President of the Board since June of 2020. Prior to that I have served as Treasurer since August of 2018. I love lake life and I love the people who live in this wonderful lake community. My husband, Chris, and I purchased our home in October of 2011. We lived part time for a few years but felt so connected, we now call Roaming Shores our permanent home.

Our current Board of Directors is filled with very committed and talented individuals. They are:

Louise Lisac, President

Rory Marshall, Vice President

Scott Soble, Treasurer

Nadine Pope, Secretary

Rick Brothers, Director

Dave Emick, Director

Chery Fain, Director

I would like to take this opportunity to thank this group of neighbors for their willingness to serve their community in what can be a very rewarding and a very difficult position. They do it because they, too, love Roaming Shores. A special thank you to Rick Brothers for all his efforts as President during the past year.

COVID 19 CHALLENGES

Unprecedented procedures have been put in place on virtually everything that affects our lives. Simple things like going to the grocery store are not the same. We are finally able to go back to church. Our kid's school and sports are in limbo. In the scheme of things, your association is probably pretty much on the low end of your priorities. However, we have continued to try to create as much normalcy as possible during this pandemic period. It has been disappointing to cancel so many events that we all appreciate. While they have been difficult decisions for the board, they were all made with the health and welfare of every resident and every employee being the top priority. We have also tried to provide as much normalcy as possible. Some of the difficult decision have been around:

- Closed Board meetings
- Restricted Pool and Beach Access
- Extended grace period for dues and boat decals
- Beginning September 2020 hold a quarterly board meeting using call in options for members
- See Flyer included for specifics of quarterly meetings
- Continue to explore technology options to accommodate member participation at each monthly board meeting

FINANCIAL UPDATE

We ended 2019 with a positive outcome and balanced budget. Our efforts focused on past due and collection accounts were very successful. Our thanks and appreciation to all members who have paid their dues and assessments. Our 2020 actual to budget is on target through July even though there has been little if any additional revenue. There has been no clubhouse rental due to Covid. For those members who have not yet paid, please make every effort to do so. It is important we all pay our fair share. Fiscal stewardship and efficient management of our funds is critical to our success. Your Treasurer and your Financial Advisory Committee are focused on providing meaningful data necessary for fact-based decisions and ensuring we are using our dollars efficiently.

OUR PRIORITIES

Lake Management – There is no lake community without a lake! There is no doubt our lake needs help. Property values of every home both on lake and off lake are affected by the condition of our lake. We are not alone in our struggle to deal with Harmful algae blooms but we have to find solutions that treat both the symptoms and the source of our problems. The lake needs to stay open for all recreational activities. It needs to look attractive. It needs to have good water quality that provides a healthy habitat for fish. Our Lake Management Committee has been evaluating data and solutions. They will be submitting a 2021 action plan. Our Aqua Doc program will be evaluated and plans for how to handle invasive weeds determined for 2021. Our RRA dredging program will also be reviewed and a 2021 plan established. Water quality, sediment control, aquatic plant and animal life are all critical to a healthy and sustainable lake.

Lake Safety—A new motor was purchase for Lake Patrol boat. We hired two new lake patrol team members. We review all violations. We had plans with the Roaming Shores Police to share the patrol boat and have commissioned officers on our lake. The pandemic prevented training from taking place, but we are confident, this will take place in 2021. We sponsored a boating safety class. No Wake warning lights were installed along the lake. A specific lake safety cell phone was purchased for boat use only. The number was published to all residents. Your Lake Safety Committee meets monthly and will continue to focus on programs to ensure our lake is safe place for all recreational users.

Roads- More roads have been added to our fall repair list. Our maintenance team is very knowledgeable about road conditions and those that need immediate attention because they plow them each and every winter. In addition, they travel these roads on a regular basis. Currently we are lacking a long- term infrastructure plan that addresses repaving. Your board will be working with our maintenance team to review and recommend a long-term plan to identify a methodology to begin a repaving program. A list of roads to be repaired this fall will be published in late September.

Buildings & Property - A new roof was installed at the Clubhouse and at Beach Two Pool house. A review of all RRA lots is being completed and findings will be shared. A review of all equipment owned by the RRA is scheduled and we plan on identifying an estimated life span for each vehicle and/or operating equipment (lawn mowers, excavating equipment, etc.) so better replacement, maintenance and repair expense management can be implemented.

Employees – Our team of employees are wonderful and skilled people who are committed to providing excellent service to our neighborhoods and to you, the members. They have worked for us for many years and are intimately aware of both the challenges and the successes we have and continue to face. Our Operations Manager, Dan Mullins, resigned in July of this year. Randy Ruebel and our office team of Jen Addair and Pat Sowry are doing a great job of handling everything that comes their way. We continue to utilize the services of David King as our legal counsel. Restructure of our management team will be part of our 2021 plan.

2021 Rome Rock Association Vision

PRIDE, POSITIVITY AND PERSERVERANCE

-Engage a citizen based strategic advisory council to develop a 2-5 year strategic plan for all Rome Rock infrastructure. We need to transition from a reactive response to a proactive response. We need to address the realities of cost, life span and value of what our association owns and manages. Our community is filled with talented professionals with experience and skills in all fields; legal, finance, building, marketing, real estate, etc.

-Continue to partner with the Village of Roaming Shores in the best interest of our residents. One Lake, One Community.

-Implement Lake Management initiatives to restore our lake to the beauty it was when this community was first created.

-Establish formalized infrastructure plans and strategies

-Continue to educate and enforce lake safety rules and regulations.

-Develop Quarterly new member orientation get togethers.

WHAT CAN YOU DO!

-Consider serving on the Strategic Advisory Council. An application is enclosed. Drop it off at the office, mail it to the office P.O. Box 8, Rome, OH 44085 or email to or mail it to board@roamingshores.org.

-Consider running for a seat on the board. Since our meetings have been closed due to the pandemic, we are waiving the required three meeting attendance rule. It's a great way to meet new people, make a difference and put your skills to use.

-Stay involved. Join a club. Join a committee. Attend the monthly board meetings once the pandemic has ended. Read the eblasts. Make suggestions.

Thank you all for being such great neighbors. Thank you for sharing a real commitment to keeping our community strong and making it the best it can be. We may not always agree and we may not always share the same opinions, but diversity is what makes us strong. Let's agree to disagree but let's agree to always listen to each other and always respect each other and the community in which we live.

Sincerely,

Louise Lisac

ROMEROCK ASSOCIATION, INC.
Statement of Assets and Liabilities

December 31, 2019 ANNUAL REPORT

<u>Assets</u>	12/31/18	12/31/19
Petty Cash	\$600	\$600
Cash in Checking/Money Market/Reserves/PrePayment	185,454	269,543
Total Current Assets	186,054	270,143
Improvements	4,798,416	4,912,113
Equipment bought	460,582	485,000
Vehicles	295,521	339,640
Less: accumulated depreciation	<u>(3,472,255)</u>	<u>(3,716,692)</u>
Net property, plant, and equipment	\$2,082,264	\$2,020,061
TOTAL ASSETS	\$2,268,318	\$2,290,204

<u>LIABILITIES AND FUND BALANCES</u>	12/31/18	12/31/19
Total Current Liabilities	\$ 4,243	\$4,492
Long-term debt	<u>\$483,020</u>	<u>\$441,192</u>
Fund Balance	<u>\$1,781,055</u>	<u>\$1,844,520</u>
Total Liabilities and Equity	\$2,268,318	\$2,290,204

STATEMENT OF REVENUE, EXPENSES, AND RETAINED EARNINGS
for the Period Ending December 31, 2019

	12/31/18	12/31/19	<u>Change in Cash Position</u>	
<u>Revenue</u>	\$1,115,315	\$1,214,109		
<u>Expenses</u>	1,132,541	1,150,644	Cash, December 31, 2018	\$186,054
Revenue in excess of expenses	(17,226)	63,465	Cash, December 31, 2019	\$270,143
Fund Balance December 31, 2018	<u>1,798,281</u>	<u>1,781,055</u>		
Fund Balance to date	\$1,781,055	\$1,844,520		

BREAKDOWN OF REVENUE FOR THE YEAR

	12/31/18	12/31/19
Dues Current	\$102,112	\$103,026
Road Assessments Current	329,856	368,145
General Assessments Current	412,140	465,335
Collections	33,555	44,564
Capital	124,881	140,965
Total Dues and Assessments	<u>\$1,002,544</u>	<u>\$1,122,035</u>
Boat Decals	41,600	41,600
Interest Income	1,196	1,215
Miscellaneous	28,041	21,172
Clubhouse rental	8,100	7,025
Concession Stand	7,781	7,783
Late fee income	7,553	9,862
New Member Impact Fee (Amenities)	18,500	20,995
Road Maintenance	<u>0</u>	<u>0</u>
All other income	<u>\$112,771</u>	<u>\$109,652</u>
Total Income	\$1,115,315	\$1,231,687

RRA September 12 Board Meeting Available to Residents through Zoom

9/12/2020 at 10:00 A.M.

Call in information will be published in the Monday, September 8, 2020 e-Blast

We as a board are disappointed that we have been unable to offer open board meetings on a regular basis due to the Covid pandemic and the state mandated restrictions. Our hope was that this situation would be short lived but unfortunately that has not been the case.

We recently talked directly with the Ohio Health Department about our plan to hold an in-person, outdoor meeting. We were told that was not permitted at this time. Our legal counsel did confirm that our bylaws do not require open meetings. The Rome Rock Association is a private entity and not a public entity. It is not subject to Sunshine laws. That being said, the board of directors is committed to engage members in what is happening and solicit feedback from all. Transparency is important. We will also publish an agenda for those who wish to participate in the teleconference.

Our mayor has graciously offered the use of the Village Hall and the technology they use to hold council meetings. We are very appreciative of the offer and as long as the limited mass gathering mandate remains in place we will hold a quarterly meeting in this fashion. While this provides a means to stay in touch it does not replace the value of an in-person meeting. Because of the challenges of conference call order and limitations, we ask that members wishing to take place in the member comment segment register ahead of time. You can do so by contacting the office either by email or phone. We will schedule the comments in the order they are received. Unfortunately, impromptu questions cannot be asked during the meeting.

Please remember, minutes are published on- line. Questions can be asked at any time directly through the association office and a response has been and will continue to be provided to each suggestion or inquiry from a member. Please email board@roamingshores.org or call 440-563-3170 with any comments, suggestions, or questions you have regarding anything related to the RRA. All Board Members receive all communications and we act jointly in addressing all concerns.

I, like you, cannot wait for this pandemic to be over. The most important focus we have is on the health and safety of each resident, but we cannot avoid the things necessary to ensure continuity in our daily lives. Our community, our neighborhoods and our properties are important as well. We look forward to the day when we can once again meet publicly and welcome you in person to a monthly RRA meeting.

Louise Lisac

President, RRA

ROAMING SHORES STRATEGIC PLANNING ADVISORY COMMITTEE

We need YOU!!!!

WHY - *Our community needs to focus on upgrading our infrastructure. We have had limited budgets and little or no long-term investment in our roads, our lake, our pool facilities, our grounds and buildings. We have fixed on an as needed basis. We were forced to react to a condemned office building and react with a solution for which we are still making payments. We need to transition from a reactive response to a proactive management environment.*

PURPOSE—*Develop, monitor and maintain a two – five year strategic plan with focus on association infrastructure; ie, lake management, roads, amenities, grounds and buildings.*

Create and recommend goals and action plans to board of directors.

Include funding recommendations

VALUE – *focus on sustainability of community and ensure continuity of infrastructure. Eliminate yearly focus, reduce the risk of stop and start activities and create long term implementation of upgrades and maintenance practices and procedures.*

WHO – *Residents (part time or full time) that have varied skill sets such as finance, legal, construction, governmental, human resource, etc. that are willing to contribute to the community but don't want to be burdened by the challenges of serving directly on the board of directors.*

HOW - *This committee can focus on strategic issues only without the need to express interest in or pay attention to the other aspects of running the association. It provides an opportunity to leverage community talent and increase the resident involvement in developing and ensuring our future.*

WHEN – *This committee should be formed in the 3rd quarter of 2020, and begin focus on 2021 activities. It should review and enhance the strategic plan and priorities created by the 2020 Board of Directors.*

STRUCTURE – *A Chairman should be named and the committee should consist of 5 – 7 members. If it gets too large, it may not be effective. The Committee Chair will report to the board on a monthly basis at a minimum.*

Name _____

Roaming Shores Address _____

Telephone _____

Email _____

Occupation _____

Years at the Shores _____

Please provide a short narrative on why you feel you would be a good candidate for this council.

Applications should be submitted to the office by September 30, 2020 in person, by postal mail P.O. Box 8, Rome, OH 44085 or by email to board@roamingshores.org. Feel free to contact any current Board Member for additional information.