

2023 RIM OWNERS COALITION ANNUAL MEMBERS MEETING

The meeting was held at the Mannik & Smith conference center, Arrowhead Park, Maumee

March 22, 2022 - 6:30 P.M.

Officers:

Dean Niese, President
Beau Bortel, Vice President
Paul Spinazze, 2nd Vice President
Jeff Levin, Secretary
Scott Basilius, Treasurer

MEETING AGENDA

I. Called to Order at 6:35PM by President Dean Niese

II. Roll Call, in Attendance:

Scott Basilius, Deni Basilius, Kevin Raduege, Jeff Levin, Paul Spinazze, Dean Niese, Cathy Niese, Jon Detrick, Cyndee Detrick, Beau Bortel, Mark Murray, Brian Meeker

IV. March 22, 2022 Meeting Minutes. Moved and seconded. Approved as written without any objections

V. Financial Report presented by Scott Basilius : (see attachment) Moved and seconded. Approved without any objections

1. Dues have been deferred for past 2 year
2. Discussion about to reinstating annual dues of \$250 without objections
3. It was noted that there are 6 properties (lots) which are not members of the ROC

VI. Board of Directors Elections -

- a. Explanation of positions and elections by Dean Niese noting 2 positions up for re-election
- b. Nominations.

1. Position of 2nd Vice President voted and accepted to be retained for next 3-year term by Paul Spinazze
2. Position of Secretary voted and accepted to be retained for the next 3-year term by Jeff Levin
3. All other board positions remain the same as last year

VII. 2022 Actions Recap

1. Expenditures recap given by Basilius, including:
2. Pumping in 2021 was minimal. No unusual water quality problems, nor landscaping and weed management at the ramp. Basilius checks pump and water level monthly, and maintains pipe and barriers where they had installed barrier to mitigate sand from adjacent property entering the pump intake.

VIII. Discussion of Items Presented by Members

1. There is still some dredging of sand accumulation needed at the pump. Basilius will look for a permanent solution to keep a small amount of sand from getting past the sheet pile barrier. Help was offered to Basilius from several members, notably by Mark Murray. The pump ingress pipe currently goes out 8 feet and then goes deep about 2-3 feet below the surface. This area accumulate sand and is monitored.
2. The problems with premature fish death is, so far, no longer an issue.
3. Liability issues and need to have adequate insurance reviewed
4. Whether or not to include assessment for fireworks costs into the dues for members of ROC discussed

5. Discussion of ROC bylaws (the language) which may, or may not, permit such assessments outside the of the costs for the drive, gates, ramp, pump, associated structures, and the general liability exposure for the waters of the Quarry as well as the officers of ROC.
6. Suggestions made by several for the board to investigate and attempt to prohibit us use of rim owners' homes for Airbnb-type arrangements. The consensus was that the Quarry HOA Rules and Regs may have already addressed this as well as other attempted uses of the homes and common water areas from being used for business purposes (i.e., paddle boarding workshops)
7. Discussion on the authority of the Board to remind rim owners of common courtesy to neighbors concerning irritants such as noise and lighting that disrupts the enjoyment for all that live around the Quarry. A written reminder to send to residents was suggested and approved.
8. Niese advised that he will be testing out his fishing boat in the quarry, and though it has a fuel motor attached, it will NOT be used it or will it enter the water. Members of the board gave their approval.
9. Several members at the meeting engaged in lengthy discussion about the annual fireworks show over the Quarry Lake and environs.
10. Support and money management will continue through ROC. Basilius and Niese advised Raduege to keep contract as is with ROC as the name on the contract and 3006 Quarry Rd as the address. Raduege requested and would prefer if there were just one entity (ROC) to encompass the fireworks into their usual care and maintenance of the Quarry for the benefit of the Rim Owners. Raduege further explained that it was his opinion that this would lessen the burden on having 2 separate boards that then have to integrate with each other for such events, i.e., a committee within the ROC.
11. Niese reiterated that it is not currently within the purview of the Charter of the ROC to incorporate dues-like requirements for fireworks among the residents. However, ROC will lend support to the event with its promotion and helping with the treasury portion of the fund for income and disbursement via a separate non-commingled account specifically for the fireworks event.
12. Niese stated that the board will take it up again at the board meeting later this evening. Including exploring different ways we can keep the contributions for fireworks voluntary and to check into options for liability overage of the Fireworks Show.
13. I was disclosed that the Limit of liability contractually with Star Fireworks is only up to the cost of the show. Niese stated that the ROC assumed the liability last year and has since, with the help of a legal advice from Schindler and Neff, found no clear-cut resolution to the complexity of the problem. But there were several options. The ROC Charter does have an ambiguous phrase to the effect that the board has the authority to approve any other items that may be of benefit to the members of ROC.
14. Discussion was had on the options of invoicing ROC members for dues and fireworks - Mandatory vs Voluntary, and the timing. Ideally yearly dues paid on by a specific date each year and checks, pledges, or refusals for contributions to fireworks received by the end July of the current year in order to contract with Star Fireworks for the July show in the upcoming year.
15. We currently have enough month in the Fireworks account to cover the approx. \$25,000 show for this coming July 8, 2023.

IX. Next meeting TBA for March 2024

X. A motion was made to adjourn and seconded. No further discussions requested
Meeting adjourned at 7:47PM

Respectfully submitted on 3/25/2023 by,



Jeff Levin
Secretary of ROC