

## RBA General Membership Meeting

Monday, August 19, 2024

7:00 pm @ South Park

Scott Obrec, President - (Absent)  
Saifee Oraha, Vice President  
Melissa Bullion, Treasurer  
Greg Strzempek, Secretary

Lori Christopher - (Absent)  
Carlo Ginotti - (Absent)  
Levi Fishman - (Absent)  
Tony Sorge  
Heidi Wilson - (Absent)

1. In Scott's absence due to illness, Saifee called the meeting to order at 7:06 pm. Saifee welcomed all those in attendance. A motion was made by Saifee for the approval of the July 15, 2024, General Membership Meeting minutes which was seconded by Tony. Saifee reminded all that the Minutes as well as prior meeting Minutes can be viewed at [RussellBeachAssociation.com](http://RussellBeachAssociation.com), Resident's Tab as well as the wall of the shed in the park.

2. Treasurer's Report– Melissa

Melissa stated as of today we currently have an operational balance of \$4,072.84. The reserve account balance (legal services, insurance and park maintenance) is currently \$10,645.58.

Regarding delinquent memberships, there are currently 9 members with an outstanding amount of \$2,425.

A question was again brought up about how we can enforce payment collection. For most members a reminder or a late fee works but for those that outright refuse to pay our best route for now is to let realtors know of any outstanding amounts at the time of home sale.

3. President Update – Saifee in Scott's absence

Saifee mentioned that on August 15<sup>th</sup> there was an E vote (by email) to name Maple Road Point and approve the June 26<sup>th</sup> Board meeting minutes. As communicated prior, there will be a Special Membership Meeting called for Sunday, September 8<sup>th</sup> at 7:00 pm to vote on two proposed Bylaw changes followed immediately by the Annual Meeting at 7:15 pm same day for the sole purpose of electing the 2024/25 Board.

Directors and Committee Chairs Updates:

1. Election Committee – Greg

As a reminder, Wednesday 8/21/24 at 5pm is the deadline to submit your nomination for next year's Board. Briefly, any member of good standing can download a Nomination form from the RBA website, fill it out and submit it to [RussellBeachAssociation@gmail.com](mailto:RussellBeachAssociation@gmail.com). Also, the ballots will be mailed to all RBA members in good standing later next week, which can then be mailed back, dropped into the secured voting box on the porch of 8298 Cascade or brought to the election meeting on September 8<sup>th</sup>.

2. By-Laws Committee – Saifee

Saifee summarized the By-law changes are the following.

- The first is to incorporate the **Property Deed to our four parks off Cooley Lake Road**. When the Bylaws were first approved in 2014, the property deed was unknown. Including it as an "association document" is just a matter of consolidating our legal documents.

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- A second Bylaws change proposes that the **Board terms change from one year to two-year staggered terms** to promote longevity of knowledge from retiring directors to new directors. Following the election, the directors will decide which of the four of them will start the first two-year terms. There will be a vote for five directors next year and every odd year and four directors every even year.
3. Resident Agent & Insurance – Levi (Absent)  
Last month a question was raised around private roads coverage and Levi later informed Scott that our insurance coverage does include the private roads in our liability coverage.
  4. Social & Fund-Raising – Lori (Absent)  
Mary provided the following update on the Trunk or Treat event scheduled for October 19<sup>th</sup>. The event runs from 6pm-8pm with setup around 4:30-5pm. Most help is needed on the day of the event to set up and help with parking. She is open to any additional activity suggestions but asks that they volunteer to run the activity. She also needs help with outdoor lighting (halogen), a rowboat which Tony volunteered one and some table setup for decorating pumpkins. Saifee volunteered some table covers. As a reminder, this is more of a hangout event than a quick circle and done.
  5. Parks Chair – Tony  
Tony said that he has 4 to 5 more stumps to grind by the end of the year and a few more signs to install but in general all is status quo.
  6. Open discussion – noted above

A motion was made and seconded for adjournment at 7:25 pm.

Respectfully submitted,  
Greg Strzempek, Secretary, RBA