

## **RBA Board Meeting**

**5/8/24 @ 7:00 pm**

**8530 Cascade**

Scott Obrec, President,  
Saifee Oraha, Vice President  
Melissa Bullion, Treasurer  
Greg Strzempek, Secretary

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

1. Determining that a quorum exists, Scott called the meeting to order at 7:11 pm. Scott thanked John Combest for his positive contribution through the Bylaws Committee and for attending this meeting. The next item to be addressed was the approval of the August 21, 2023, General Member Meeting minutes. Scott made a motion to approve and was seconded by Greg.
2. Treasurer's Report– Melissa  
Melissa stated as of 5/8 we currently have an estimated operational balance of ~\$15,788. This amount does not reflect the amount of \$5,000 held in reserve for Insurance deductible and any future legal needs. It was suggested and agreed that a goal should be to retain 1 year's operational expense and to move approximately \$7,500 towards that goal to the reserve fund. This would help to ensure a stable financial position, maintaining our current HOA fee level and avoiding emergency borrowing or sharp HOA increases. As significant progress is made or the goal is reached, any excess funds can then be used as determined by the residents.  
Regarding delinquent memberships, there are 12 outstanding (list to be provided by Melissa) with approximately \$3,400 in past dues. It was decided that certified letters will be sent to these 12 members as well as any potential future members who fail to pay their dues. This approach should eliminate the response of not receiving notice.  
Lastly, our website dues will be increasing by approximately \$70 annually to approximately \$200 annually. It was agreed that these services for member communication and housing of documents are worth the costs.
3. President Update - Scott  
Scott mentioned that the 2024 Board and General member meeting schedule had been set. The first General Member Meeting was held this past April 15<sup>th</sup> and the minutes were posted on the RBA website. There was a brief discussion on monitoring the ballpark for anyone off roading. There was what we believe a one-time incident during the winter, and we will continue to monitor. Lastly, Scott stated there were no outstanding issues brought forward from last year.
4. Committee Updates
  - a) By-Laws Committee – Scott  
We discussed and reviewed the Bylaws Outline (attached) distributed by Scott and corresponding suggested Bylaw changes (attached). It was agreed that the Secretary would keep track of the Board members alternating 2-year election terms. Motions were made to approve by Scott and Saifee, Carlo and Greg seconded.

## RBA Board Meeting Minutes, 5/8/24 — continued (page 2 of 2)

Lastly, we discussed and approved a call for a Special Members Meeting on Sunday, September 8, 2024, at 7:00 pm in South Park followed by the General Membership meeting to begin at 7:15pm.

b) Nomination & Election – Greg

A newsletter will be sent to all Members to provide notice on the upcoming Bylaw changes to the voting process and the Special Meeting for approval on September 8<sup>th</sup>.

c) Resident Agent & Insurance – Levi (Absent)

As with most insurance policies our rates have increased. Helping to soften the blow, Levi has again generously returned his commission to the RBA general funds.

d) Social & Fund-Raising – Lori

Currently planning a “Junk in a Trunk” event for Sunday August 4<sup>th</sup> from 12pm-4pm. Entry fee is \$20 per car. Other activities during this time would be a Hotdog sale and 50/50 raffle. Also, Lori noted that Mark is working on a new sign for South Beach.

e) Parks Chair – Tony

Tony mentioned that we may want to re-seed North and South park as we have removed a number of trees now and have an opportunity to improve the dirt/grass that’s currently in place. More to come on pricing.

5. Other

Regarding the Long Lake lagoon sand buildup, last year Carlo and Collin reached out as lot owners to EGLE for a permit to proceed. While the response was promising in that the job was described as small, a Permit has not yet been granted. Tony volunteered that he would reach out to EGLE to get a status on the permit or required next step(s) for securing the permit. It was also agreed that the Board should engage legal assistance on a ruling on Lot 194. Bruce Hug is the attorney of preference based on his history and knowledge of the area. Tony volunteered to reach out and make the initial contact to Mr. Hug.

6. The meeting was adjourned at 8:20pm.

Respectfully submitted,  
Greg Strzempek, Secretary, RBA