

Sand Beach Association Trustees Meeting Minutes – January 17, 2024

Trustees attending: President Peggy McMellan, Vice President Ron Lamont, Dave Matzinger, Treasurer Stacy Sohner, Paul Sohner, Gala Morrison, Mike Donovan and Charles Jaeger

Trustees absent: Jason Walter

Guests attending: Tim Clapp from Sand Beach Conservancy

Peggy called the meeting to order at 7 PM and verified there was a quorum. She reminded the board that we still need someone to fill the secretary position. Charles Jaeger agreed to take minutes for this meeting. Dave Matzinger again recorded the meeting for his personal use.

The minutes of the December 6, 2023 meeting had been approved electronically by the members of the board.

Treasurer, Stacy Sohner then passed out our standard budget and monthly recap reports for October and November 2023. The December 2023 report will be passed out at the next board meeting. She reviewed individual expenses and revenues for the last three months paying including \$49,985.70 to Bergman for paving. Our cash balances as of December 31 are \$3,668.07 in checking and \$14,227.67 in savings. Stacy also mentioned that Holly Clapp has agreed to do our annual federal tax report for 2023. Also SBA property adjacent to the Schank property near the gatehouse has never been on the SBA tax bills and we have never paid. The county is not going to ask us to pay back taxes but this will add approximately \$30 to our annual real estate tax bill.

Committee reports

Roads/streets/parks – Ron Lamont reported that he plans to contact Lake Erie Tree Service to do some tree trimming work because winter rates are lower. Gala Morrison asked about damaged trees near the gatehouse and pumps, and Tim Clapp mentioned that the conservancy already did trimming of those trees, even though they were not sure whether they belong to SBA, Green Cove, or Shanks; it was done quickly and did not require a survey to determine ownership.

Nuisance - Gala mentioned that the Cyclone trash service truck was going approximately 50 mph on its way out after making Monday morning pickups and that she called Cyclone to complain. They said they would speak to the driver.

Legal - Peggy reported that she received a change of plaintiff counsel (the bank) on a Third Street property foreclosure and that she or Dave Matzinger will handle the 9:30 AM phone conference with the parties, Friday, February 23, 2023.

Emergencies – no report

Conservancy – Peggy mentioned the Conservancy has a meeting on Thursday, January 18 at 7 PM.

Facilities – we discussed the hole in the outside wall of the shelter house next to the east door that still needs to be repaired.

Beautification - no report

Social/picnic - We discussed the Thanksgiving weekend Ohio State/Michigan party and Mike and Gala reported that the money raised from raffles and other contributions did not cover all their costs. There was some discussion that SBA should reimburse for any shortage, but since the board was told in a previous meeting this would be "out of pocket" for SBA, we agreed to not reimburse for the Thanksgiving party, but would take the matter up prior to future SBA events.

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Building permits – no report

Communication – SBA has received the request from Green Cove to be able to put a small flyer in the message board at the gate house about renting boat dock space in the spring. Apparently last year they were unable to rent all the spaces. The board agreed to allow this because it benefits SBA owners as well as Green Cove.

Unfinished business

We discussed the need for berm around the new pavement, especially from Fifth Street to the turn around the marsh. We considered contacting Bergman now during their slowdown, but decided to wait to make sure we have enough funds to cover snow removal this spring.

New business

Peggy passed out the December 20, 2023 letter from the Conservancy about the property at the north east corner of Sand Beach Road and Fourth Street where the owner has placed debris fill on the right of way and has altered the floodwater drainage of the catch basin there. Tim Clapp emphasize that the road right of way extends approximately 10 to 15 feet into the property, the drain still belongs to SBCD, and SBA cannot change SBCD drainage. The board agreed that Peggy and Charlie will contact the owners to work out a remedy to assure proper drainage.

Charlie then presented a January 17, 2024 proposal from Gillespie Engineering for additional consulting work to provide specs for 2024 paving and the development of a maintenance schedule for beyond 2024. Some members expressed concern that the agreement should be more specific, including confirming that drainage as well as paving being included, and clarifying that the "not to exceed \$2500 fee" is not an annual charge. Charlie suggested some additional language to incorporate those suggestions and the board unanimously approved the proposal with those changes and authorized Peggy to sign the revised agreement and Stacy to pay the \$750 retainer after confirmation by Rod Gillespie.

There being no other business motion to adjourn was made in second, and carried by affirmation.

Next Board Meeting 7PM Wednesday, March 20, 2024