

RBA Annual Membership Meeting
Monday, September 22, 2025
7:00 pm @ South Park

Scott Obrec, President (absent)
Saiffee Oraha, Vice President
Melissa Bullion, Treasurer
Russ Holton, Secretary

John Combest
Levi Fishman
Connie Salata
Tony Sorge
Josh VanDruska

1. Call the meeting to order – Saiffee
 - a. Noted there were 11 members in attendance, the meeting proceeded. (7 are required)
 - b. Introduced the newly elected board and thanked all who ran and voted.
2. Approval of the June 16, 2025, and August 18 General Meeting Minutes, and the September 15 Annual Meeting Minutes.
 - a. Motion to approve the previous meeting minutes raised by Saiffee, second by John Combest, all ayes in favor.
3. Treasurer's Report – Melissa
 - a. 2024/25 Audit 2024/25
 - i. We ended last year with \$9,618 in the checking after all the uncashed checks are cashed and \$10,649 in the saving account for reserve funds set aside for the insurance deductible, possible future legal services and unforeseen parks expenses.
 - b. 2025/26 Forecast
 - i. About \$4,316 of the money in the checking account will be used to help cover this year's expenses forecasted to be \$23,316. The forecast is to end the year with \$5,302 in the checking account. There was \$2,500 added to the reserve fund for possible future legal services so \$13,149 is the forecast for the savings account.
 - c. 2025/26 Annual Dues Rate
 - i. Dues will remain unchanged at \$175!
 - d. The attending membership agreed to the budgeting forecast, annual dues to remain unchanged, and the \$2500.00 added to the legal fund.
 - e. Question was raised by Connie about potentially renting the parks out to the membership for parties and events. The agreement was struck that any event request will be made to the HOA President and no fee's will be incurred to the requesting member (must be in good standing). The responsibility of set up, take down and cleanup is the requested members.
4. Vice President's Report – Saiffee
 - a. Sign in sheets, email list, website, FB page, directors contact list postings
 - b. Summary of Board meeting held September 18
Scott, I, and Melissa will be president, vice president and treasurer again.
Welcome to new board member Russ who will be secretary. Committee positions are:
Bylaws – Chair John, Co-Chair Scott
Welcoming & Social – Chair Josh, Co-Chair Connie

Parks - Tony
Traffic Light Safety -Saifee
Resident & Insurance Agent - Levi
Budget & Audit – Chair Melissa, Co-Chair Scott
Nomination & Election – Chair Russ, Co-Chair Melissa
The Welcoming Committee was combined with the Social Committee and the Fundraising portion was eliminated.

The General Membership meetings and the Annual Meeting will once again be on the third Mondays of the month at 7:00 pm in the South Park:

September 22, 2025 and in 2026 April 20, May 18, June 15, July 20, August 17
Possible Special Membership Meeting (if any Bylaws changes are proposed)
followed by Annual Meeting on Monday, September 14

5. Committee Reports

John – Bylaws

(John to investigate the HOA responsibility to protect the membership from AIRBNB rentals and the impacts on our community. Lot of unknowns.)

Saifee – Proposed Traffic Light Safety

(Saifee to continue to work on the traffic light safety with the township.)

Levi – Resident & Insurance Agent

(No updates currently)

Josh & Connie – Welcoming & Social

(Seeking more engagement from the HOA membership.)

Tony – Parks

(Ball field costs \$150.00 per cut via a lawn service, leaf removal has been contracted, tree limbs to be removed from south park trees to prevent injury or damage to equipment.)

6. Open Discussion

- a. HOA members at 8303 Lagoon did not receive a ballot or any information from the HOA.
- b. Discussion of not allowing the beaching of boats at the south park and sectioning off the swim area was discussed and had overall support from the attending membership.
- c. The recommendation of the seawall for the south park was discussed and potentially delayed until 2027 due to the projection of the 2026 budget.

7. Adjournment

- a. Motion made to adjourn.
- b. Seconded by John Combest
- c. Ayes supported.
- d. Adjourned.