

Johnson's Island Road Commission

Minutes of Quarterly Meeting

Otterbein Meeting Room

Saturday, February 12, 2011

Attendance: Dave Klugman Present
 Frank Abramczyk Present
 Glenn Beachy Present
 Lou Cardinale Present
 Jim Erickson Present
 John Lehlbach Present
 Rick Schulz Present

Visitors: Bruce Libey
 Harry Eisman
 Sigmund Nachman
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The meeting was called to order by the president, Mr. Klugman.

Regular Business:

1. Discussion of work planned for 2011. Dave has a meeting scheduled on Thursday 2/17 with Anne Massey to discuss a 'Right to Drain' agreement with her. She owns lots 102 to 104, which are in the area where drainage should be placed for one of the road sections (lots 102 to 113) being considered for construction this year.

There is a second road section being considered for construction, running from lots 147 to 154. Frank Abramczyk owns lot 158, which could provide the drainage for this section.

Since our policy is to build road sections where drainage is available, we will retain this section as an option.

2. Rick reviewed the work completed in 2010 for the benefit of the visitors and new member. This work has been described in previous RC minutes. Lessons learned from this work will be applied to the work this year. This includes getting quotes up front for optional work, and trying to better understand the condition of the existing road to better define scope.
3. If the 102 – 113 section is constructed, it will be the longest yet at approximately 600 ft. The engineer has recommended that some of this section be rebuilt, with a pulverized base and topcoat. The balance only requires a topcoat. The full length requires drainage.
4. This led to considerable discussion about the different scopes of work. Rick noted that the two sections completed to date both had the base dug out and replaced, and he believes this will be necessary for all work on Memorial. However, the engineer believes that some sections have sufficient base to require only the new topcoat. Supporting this position is the good condition of the topcoat placed in front of Mike Kelty's lot three years ago.

5. Ways of investigating the condition of the base were discussed. Understanding the viability of “topcoat only” construction is important, as it costs approximately 20% of replacing the base, and may represent a better value.
6. Bruce Libey was asked to discuss his views on the “Right to Drain” agreements. He is concerned that this agreement will in the future be considered to be an easement, as it has many of the characteristics of an easement as defined by Ohio code due to the language relating to “private water”. The RC believes that there is sufficient distinction under EPA and Ohio law and that our drains are “pubic not private” such that the Right to Drain agreement will not be considered to be an easement/have no effect on homeowners use of their land. There was agreement that this issue would not be resolved in this meeting.

The RC will continue to pursue Right to Drain agreements for the two potential 2011 construction sections as previously defined.

7. Jim then presented the financial reports. Copies are posted on the JIRC web site. Partial payment (\$9,000) was made to Mark Shortridge for causeway work completed last year. He is still owed \$7,000 for 2010 work, some of which is not yet complete. He will bill us when complete.
8. There will be a tax obligation for 2010 of \$4,075. In years when our expenditures exceed income, we expect this to be refunded.
9. Jim also presented a list of property owners on Johnsons Island. Compiling this list represented a major commitment of time, and the RC acknowledged this effort. The intent was to verify the number of individual entities owning property, and therefore obligated to pay RC dues, which will be \$318 per separate entity for 2011.

Last year, the number of entities was BHOA = 95, and JIPOA = 201, for a total of 296. The current count as of January 31, 2011 is BHOA = 100, and JIPOA = 199, for a total of 299. The increase in BHOA is due to the sale of lots previously held by owners of multiple properties. In JIPOA, the decrease is due to current property owners buying additional lots, reducing the number of entities.

Jim will review this list with both homeowners associations to insure there are no discrepancies. The effective date of property ownership for paying 2011 dues may also change the above totals.

There being no other business, Dave Klugman moved to end the meeting. All agreed.

Respectfully,
Glenn Beachy
Secretary, JIRC