

# Johnson's Island Road Commission

Minutes of Regular Meeting  
Saturday, August 14, 2021. 9 AM

Attendance:	Dave Klugman	Present
	Mike Kelty	Present
	Glenn Beachy	Present
	Sig Nachman	<i>Absent</i>
	Joe Gouker	Present
	Bob Cailor	Present
	Rick Schulz	Present

With 6 of 7 members attending, a quorum was present.

Visitors: Bob Tucker  
Karyn Kovach  
Lenny Strnad  
Don Navratil  
Russ Maringer  
Todd Kroehle  
Tim Jacobs

The meeting was called to order by the president, Dave Klugman.

Dave opened the meeting by reviewing the agenda

Glenn reported on the new website being developed by Sue Hartman. All old content from the previous site will be moved to the new site **thejiroad.com** and new content will be added to bring it up to date. The format will be updated to make it more user friendly. We will set up a "Projects" section to contain information related to future studies and plans for projects as they develop.

A motion to pay an invoice for the web site startup in the amount of \$554.76 was made by Glenn, Seconded by Dave. **Approved 6-0**

Rick provided an update on the causeway study:

- Study cost to date is about \$25,000
- Preliminary design drawings have been prepared.
- The primary upgrade needs are the high bridge embankments on the west side.
- Agencies- CoE, ODNR have been involved.
- Project could be phased over several years if needed.
- Total cost is likely to be "well into 6 figures". Work done last year was with stone donated by JIIG, from the fingers. There may be some additional stone available from there, but most of the stone required for this project will be of specific sizes, and will need to be purchased.
- A preliminary estimate is that the total project could require as much as 9,000 tons of rock
- Several contractors have been asked to review the preliminary drawings.

- Placement of stone will almost certainly be barge based.
- Vegetation will be removed in project area. We will be investigating if other vegetation should be removed.
- Rick expects biddable documents within 2 months. Well-developed estimates of the cost of the Causeway project will be available by the Road Commission's November 14, 2021 meeting.
- Work would be planned to begin next spring.

A question was asked of Rick as to whether the "Pond" near the gatehouse can be eliminated. At this point, we would need to work with the Manifolds to resolve this problem. We will look into it.

Potential road projects for 2022 were discussed. Our first choice would be the section centered at Lenny Strnad's property, if we can obtain a suitable drainage agreement in this area.

Mike reported that Dr. Tom Burke, who owns property in an ideal location for a drain, is considering an agreement. Rick and Mike have shown him other drains we have installed on the island. He has an attorney reviewing the drainage agreement we have presented him. We will work with him, and attempt to address any concerns. If we can secure this agreement, our plan is to install the drains during the autumn of 2021 and complete the road project in this area in 2022.

It should be noted that the Road Commission has planned to continue with road work on our present schedule of a major project every 2 years. It is the Road Commission's recommendation that extraordinary Causeway work be performed on its own schedule with its own financing

Lenny Strnad presented a "Petition to Repair Hazardous Roads..." which has approximately 60 signatures. The petition, which will be posted on the web site, "urges...the JIRC to act now..." to repair dangerous roads.

The Road Commission expressed understanding of his and the signers frustration with the condition of certain sections of road. However, we have a policy of not investing in repairs of road sections where there is no drainage. Water accumulating in the road bed will greatly shorten the life of a road.

One of the visitors asked why, if roads can be built across swamps, we cannot build a road across the bad sections that will last. Roads across swamps have drainage ditches on both sides, which carry water away from the road. Our situation on the island is different- water from the center of the island- higher ground- flows toward the road. The road serves as a dam, pooling water on and along the road, unless there are drains to carry it under the road. And these under- road drains need to be connected to drainage to the lake, or the water will overflow onto lawns or down driveways. Water that pools on or along roads saturates the roadbed, causing it to break down when loads cross it.

As a compromise, Dave made a motion to spend \$3,000 on pothole repairs now. This will not be a permanent fix, but it should improve things in the short term. Bob seconded, and the motion was **approved 6-0.**

Bob presented the gate report. The gate has been operating well so far this year. Receipts have been running slightly ahead of the last 2 years, as of August 12. The report will be posted to the web site.

Rick presented the JIRC budget for 2022. This budget will be provided to each HOA, as required by the operating agreement. We have decided to resume the practice of increasing the Property Owner assessment by 5% per year. We had done this in the past, but held it at \$400 per year for the past few years. This makes the 2022 assessment \$420 per owner. The budget will be posted to the web site.

A major road project is budgeted for 2022 at a cost of \$165,000. As discussed previously, this work will take place at the worst road section for which we have drainage rights.

The budget acknowledges that a Special Assessment will be required for the major causeway project which is expected to begin in 2022. The amount of this assessment will be determined when bids are evaluated, and a final project budget can be prepared.

Rick moved that the budget be approved, Glenn seconded. **Motion approved 6-0.**

Bob Tucker provided an update on the court case which had been appealed to the Ohio Supreme Court relating to the non- payment of road fees. The Supreme Court declined to hear the appeal, which lets the lower court ruling stand that states that owners have a common law duty to pay for common features such as roads.

While this court case did not directly involve the Road Commission, it does affect the ability of JIPOA to collect road fees on our behalf, as prescribed in the operating agreement. Without this ability, it would undermine the funding for road and causeway work. The Road Commission expressed their thanks to Bob for his work on this issue.

JIPOA has sent a bill to the property owner involved in the suit, and bills are being prepared for other delinquent property owners.

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

Respectfully,  
Glenn Beachy  
Secretary, JIRC

## Petition to repair Hazardous Roads On Johnson Island origination on the 28th day of July 2021.

Petition summary and background	Existing Road is hazardous and needs repair for safety concerns whether the "said Drainage is procured or not procured". This is pertaining to Road known as S. Memorial Shoreway the sections in Shiloh Subdivision form Cemetery to JIPOA subdivision terminating at quarry.
Action petitioned for	We the undersigned urge the Johnson Island road commission leaders to act now to protect our members, visitors, law enforcement, hired trades from injury and or tragedy that could expose us ( Johnson Island road members.)to litigation. Our expectations at this junction are to have the potholes filled and rough areas smooth over.

Printed Name	Signature	Address	Date
Leonard J. Strnad II	<i>Leonard J. Strnad</i>	3195 S. Memorial Marble Head OH 43446	7-28-2021
Gordon Strnad	<i>Gordon Strnad</i>	3195 S. Memorial Marble Head OH 43446	7-28-2021
DAVE TROPKOFF	<i>Dave Tropkoff</i>	3215 S Memorial Shoreway	7-28-21
Bill GASPITTI	<i>Bill Gaspetet</i>	4614 Selhurst Dr. W. Chester 44070	7/18/21
Donald Naveski	<i>[Signature]</i>	3886 BAYCLIFFS DR MARBLEHEAD OH 43440	7-28-21
Kimberly Allensworth	<i>[Signature]</i>	3886 E BAYCLIFFS, MIDLAND 43440	7/28/21
Thomas R. M... ..	<i>[Signature]</i>	4106 E. Baycliff Marblehead OH 43440	7/29/21
Wallace Bralinski	<i>[Signature]</i>	3925 E Baycliff 43440	7/29/21
Andrew Bralinski	<i>[Signature]</i>	3925 E. Baycliff Dr 43440	7/29/21
Angela Mitchell	<i>[Signature]</i>	4106 E Baycliff Dr Marblehead OH 43440	7/29/21
Frank Ward	<i>[Signature]</i>	4080 S Memorial Marblehead OH 43440	7-29-21
Carry Daly	<i>[Signature]</i>	12 Des Luce Dr 08881	7/2/21
KEN WOFFER	<i>[Signature]</i>	0965 QUARRY ST 08881	7-28-21



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It's a Liability  
FIX IT!

Printed Name	Signature	Address	Date
Bradford LaMarca	<i>[Signature]</i>	3665 S. S. Memorial	7-29-21
Sarah LaMarca	<i>[Signature]</i>	3665 S Memorial Shoreway	7/29/21
Karyn Kovach	<i>[Signature]</i>	4080 S. Woodcliff	7/29/21
Doag Franks	<i>[Signature]</i>	S. Woodcliff 43440	7-29-21
Kim Narnette	<i>[Signature]</i>	3875 E Baycliffs Dr 43440	7/30/21 <i>Tripped walking</i>
Ros Ross	<i>[Signature]</i>	3225 Memorial	7/30/21
Michael Kelly	<i>[Signature]</i>	3245 MEMORIAL SHOREWAY	8/1/2021
Candace Kelly	<i>[Signature]</i>	3245 S. Memorial	8/1/2021
Rick Moulton	<i>[Signature]</i>	4410 S. Memorial	8/1/21
Julie Davison	Phone	1400 N. Piansette Manhattan Beach CA	8/1/21
Jesse Strnad	Phone	1400 N. Piansette Manhattan Beach Ca	8/1/21
KATHY MIOIC	<i>[Signature]</i>	4580 S. MEMORIAL SHOREWAY	8/1/21



## Petition to repair Hazardous Roads On Johnson Island origination on the 28th day of July 2021.





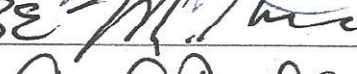





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Printed Name	Signature	Address	Date
Paula Didion		3980 S. Quarrystone Ct	7/31/21
Carl Palmucci		3980 Quarrystone Ct.	7/31/21
STEVE BANCS		4580 S. MEMORIAL	8-1-21
TIM JACOBI		3956 S. MEMORIAL SHOREWAY	8/1/21
Jeff Keefe		4184 Memorial Shoreway	8/1/21
NICHOLAS DEMMO		4164 MEMORIAL SHOREWAY	8/1/21
GARY L. DESMOND		4084 MEMORIAL SHOREWAY	
Jackie Desmond		4084 MEMORIAL SHOREWAY	
Rob Peterson		4423 E Forest Glen	8/1/21
Tim Moennich		3980 Quarrystone Ct.	8-1-21
BART LENEGLHAN		3875 MEMORIAL SHOREWAY	8-1-21
Paul Trimarchi		4399 E. Forest Glen	8-1-21



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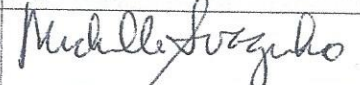
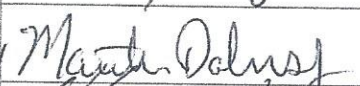
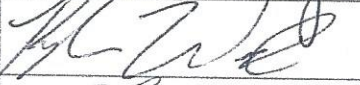
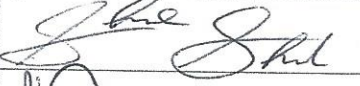
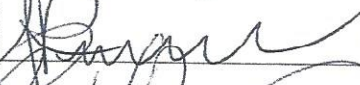


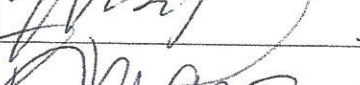
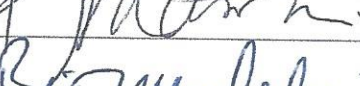
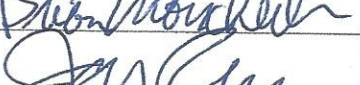
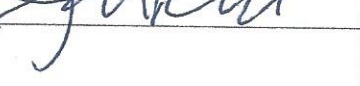
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Printed Name	Signature	Address	Date
CARL CLARKE		3905 S MEMORIAL	8-1-21
Tiffany Truitt		3905 Memorial	8-1-21
ANNA SYLVAN		3195 S MEMORIAL HWY	8/1/21
Rick [unclear]		41 Shiloh Cl.	8-2-21
Mike PRIEBE		4000 S. Woodcliff	8-6-21
Carol Puel		4000 S. Woodcliff	8-6-21
Jimmy Priebe		4000 S. Woodcliff	8/6/21
Richard Ramsey		3114 Confederate Dr.	8/8/21
Donald Byram		46 N Hidden Beach rd	8/10/21
Mark Shortridge		2715 S. cedar Ledge Dr	8/10/21



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Printed Name	Signature	Address	Date
Michelle Svagerko		3116 Memorial Shoreway	7/31/21
Matthew Dobransky		3116 Memorial Shoreway	7/31/21
Kyle Ward		3116 Memorial Shoreway	8/6/21
SHANE STUBB		3116 Memorial Shoreway	8/6/21
STEPH RIZZARDI		3116 Memorial Shoreway	8/16/21
JACKIE MANN		3116 Memorial Shoreway	8/6/21
JACKIE MANN		3116 Memorial Shoreway	8/7/21
MARK DOBRANSKY		3116 Memorial Shoreway	8/6/21
REBECCA MANN		3116 Memorial Shoreway	8/6/21
BRIAN MONCHECK		3175 S. Memorial	8/6/21
JOHN BINDA		3175 S. Memorial Shoreway	8/6/2021









## Johnson's Island Gate Receipts

DATE	DEPOSIT	YTD DEPOSITS	DATE	DEPOSIT	YTD DEPOSITS	DATE	DEPOSIT	YTD DEPOSITS
2019			2020			2021		
02/05/19	169.00	169.00	01/07/20	156.00	156.00	01/15/21	230.00	230.00
03/06/19	275.00	444.00	03/02/20	454.00	610.00	02/02/21	329.00	559.00
03/20/19	220.00	664.00	05/01/20	301.00	911.00	02/23/21	178.00	737.00
04/08/19	446.00	1,110.00	05/07/20	364.00	1,275.00	03/04/21	212.00	949.00
04/15/19	136.00	1,246.00	05/18/20	569.00	1,844.00	03/09/21	170.00	1,119.00
04/29/19	302.00	1,548.00	05/27/20	477.00	2,321.00	03/17/21	180.00	1,299.00
05/01/19	258.00	1,806.00	06/02/20	415.00	2,736.00	03/24/21	224.00	1,523.00
05/15/20	230.00	2,036.00	06/08/20	451.00	3,187.00	04/05/21	350.00	1,873.00
05/23/19	299.00	2,335.00	06/15/20	502.00	3,689.00	04/12/21	280.00	2,153.00
05/29/19	428.00	2,763.00	06/24/20	428.00	4,117.00	04/19/21	202.00	2,355.00
06/05/19	265.00	3,028.00	06/29/20	564.00	4,681.00	04/27/21	216.00	2,571.00
06/13/19	496.00	3,524.00	07/06/20	765.00	5,446.00	05/05/21	270.00	2,841.00
06/27/19	554.00	4,078.00	07/13/20	502.00	5,948.00	05/19/21	504.00	3,345.00
07/01/19	390.00	4,468.00	07/22/20	620.00	6,568.00	05/26/21	337.00	3,682.00
07/08/19	643.00	5,111.00	07/27/20	562.00	7,130.00	06/01/21	466.00	4,148.00
07/15/19	602.00	5,713.00	08/04/20	588.00	7,718.00	06/09/21	143.00	4,291.00
07/24/19	849.00	6,562.00	08/12/20	575.00	8,293.00	06/14/21	323.00	4,614.00
07/31/19	712.00	7,274.00	08/18/20	521.00	8,814.00	06/18/21	258.00	4,872.00
08/07/19	468.00	7,742.00	08/24/20	630.00	9,444.00	06/24/21	200.00	5,072.00
08/12/19	565.00	8,307.00	09/02/20	579.00	10,023.00	06/28/21	262.00	5,334.00
08/21/19	504.00	8,811.00	09/07/20	530.00	10,553.00	07/06/21	674.00	6,008.00
08/26/19	536.00	9,347.00	09/21/20	600.00	11,153.00	07/12/21	473.00	6,481.00
09/06/19	524.00	9,871.00	09/29/20	422.00	11,575.00	07/17/21	378.00	6,859.00
09/11/19	330.00	10,201.00	10/16/20	583.00	12,158.00	07/24/21	718.00	7,577.00
09/16/19	300.00	10,501.00	11/13/20	194.00	12,352.00	07/30/21	478.00	8,055.00
09/27/19	399.00	10,900.00	12/23/20	256.00	12,608.00	08/04/21	365.00	8,420.00
10/09/19	428.00	11,328.00			12,608.00	08/11/21	554.00	8,974.00
10/21/19	511.00	11,839.00			12,608.00			8,974.00
11/07/19	152.00	11,991.00			12,608.00			8,974.00
11/19/19	101.00	12,092.00			12,608.00			8,974.00
12/13/19	196.00	12,288.00						8,974.00

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