

# **Rochdale Homeowners Association**

Tuesday, September 11, 2012  
6:40 p.m., Rochester Hills City Hall

**8 Present** Warren DeWitt, Tiffany Fronek, Herb von Rusten, Edna Coghlan, Joel Morris, and Randy McGillis, Tom Greaves (arrived at 6:45), Mark Bunch (arrived at 7:05)

**4 Absent** David Grice, Dan Lewis , Carl Pasbjerg, Rick Wagener

- 1) Welcome from Warren DeWitt, Rochdale President, and introduction of board members
- 2) Roll call of members present: Stacy Clayton, Lillian von Rusten, Jo Ann Bourez, Steve Chapman, John Ball
- 3) Reading of the Minutes (insert meeting date) – Randy moved to accept and Herb seconded.
- 4) Officers Reports:
  - a) President's Report: the annual insurance premium for the sub was paid yesterday. Perfect Turf has also been paid for the lawn care.
  - b) Vice Pres.: not present
  - c) Secretary Report: Tiffany said the address book is updated & ready for printing whenever the board decides to print the 2013 book.
  - d) Treasury Report: Mark reviewed disbursements from July 1 through September 11.
- 5) Present Member Comments: Prior to comments, President informed John Ball because he is delinquent on dues he is technically not supposed to be present at meeting, but if the board had no objections he could stay and speak.
  - a) Stacy Clayton, no comments
  - b) John Ball stated he is unhappy with the board due to a lien being put on his home. He declared the lien was added in the midst of him making payments on the overdue sub dues. Warren disagreed with Mr. Ball and said the lien was only added after repeated attempts to contact him regarding payments were ignored and house was put on the market (1<sup>st</sup> time). Mr. Ball requested a time line of the attempted communications from the board. The board will comply.
  - c) Steve Chapman said the board does not treat the elderly people well and haven't been using the Sunshine Fund to honor those who have passed away. Steve said John Ball Senior was pressured to pay his late sub dues while he was ill, and the board didn't use the Sunshine Fund to pay their respects after he passed away. The board explained the family was sent a sympathy card, but a memorial gift was not because a memorial fund was not provided.

## 6) Unfinished Business

- a) Park: Tree Removal. Nationwide has sent a check in the amount of \$3,080 to pay for the removal of the dead cottonwood in the park as well as the repairs to the damaged pond fountain breakers and timer, both of which were caused by a lightning strike in August of 2011. The insurance company is covering both losses under one claim, so the HOA is only required to pay for one \$1,000 deductible. Joel proposed we proceed with hiring Wendel Tree Service to remove the tree; Randy seconded; motion passed. (Steve Chapman offered to remove tree free of charge. Warren explained the board cannot agree to this. Our insurance company requires us to only hire licensed and insured contractors, plus Steve does not have the proper equipment to remove the tree. After another outburst from Steve, board member Joel Morris asked Steve Chapman and John Ball to leave the meeting because they, or one of them, had alcohol on their breath. Steve refused, and after some words were exchanged between the two, the meeting was brought back to order.)
- b) Certificate of Deposit(s) have been rolled over into a 13 month CD @1.02%
- c) Deed Restrictions: Rick Wagener filed Deed Restrictions with Oakland County on August 29<sup>th</sup>.
  - i) Steve Chapman requested copies of the approval signatures from the newly approved deed restrictions. Steve feels too much time elapsed from the first until the last signatures for this document to be valid. Steve was informed by the board that they can be obtained at the Oakland County office. After discussion of his demands being unwarranted because he is not a homeowner, it was agreed that copies would be provided to him. He was informed that, in the future, a proxy from Ann Chapman would be needed.
- d) 90 Orchardale Complaints
  - i) High Weeds: Since the board has received no response from Dan Lewis regarding the letter to him from the board, Warren has forwarded a copy of the letter to Scott Cope (Bob White's supervisor) at RH Ordinance enforcement on August 22<sup>nd</sup>. Warren has not heard anything back yet.
  - ii) Laundry: We have received another letter from Mr. Coulter regarding laundry hanging out on the clothes line for lengthy time periods. Warren needs to speak to Rick Wagener to see if we need to send another letter to Mr. Coulter. Warren will call him to let him know what we've done so far. Jo Ann asked if the board has suggested he speak to neighbor across the way. Warren confirmed we have.
- e) New Directory – 2013. Advertising: \$50 half-page \$100 full-page
  - i) Nationwide
  - ii) Smiley Painting
  - iii) Rochester Irrigation
  - iv) A&G Contracting

v) B&K Siding (half page)

f) Website: Mike Wood is working on it & is hoping to finish by week's end.

7) New Business

a) Halloween Party – Sunday, October 28<sup>th</sup>

i) Amy Bunch, Caryn DeWitt, and Tiffany Fronek will be planning this event. There will be cider, donuts, candy, and games.

ii) Randy moved to put a \$50 max price tag on party; Herb seconded; motion passed.

b) Work Day: October 20<sup>th</sup>

i) Warren would like to have another work day prior to the Halloween party. We need to pull some overgrowth along the property line, weeding, and cutting back the raspberries. We also need to remove wood debris by the playground area. Warren moved to have it on October 20<sup>th</sup> at 8am; Randy seconded; motion passed.

8) Warren DeWitt adjourned the meeting at 7:27 p.m.

Minutes respectfully submitted by Tiffany Fronek.