

Rochdale Homeowners Association

Tuesday, December 4, 2012
6:36 p.m., Rochester Hills City Hall

8 Directors Present

Warren DeWitt, Tiffany Fronek, Herb von Rusten, Edna Coghlan,
Joel Morris, Randy McGillis, Tom Greaves, David Grice

4 Directors Absent

Mark Bunch, Dan Lewis, Carl Pasbjerg, Rick Wagener

- 1) Welcome from Warren DeWitt, Rochdale President, and introduction of board members
- 2) Roll call of members present: Amy Bunch, Lillian von Rusten, Jo Ann Bourez.
 - a) Steve Chapman arrived at 7:08 p.m. during “New Business” portion of agenda and handed Warren DeWitt a letter stating he has a proxy on behalf of his mother, Ann Chapman. Also note for the minutes that after the meeting adjourned, Steve handed Warren another letter from Ann Chapman, which states she is demanding to be released from the association.
- 3) Reading of the Minutes (November 12, 2012) – Herb moved to approve the minutes as read, and Randy seconded. Motion passed.
- 4) Officers Reports:
 - a) President’s Report: communications since September 11th.
 - i) Sub received a thank you card for Five Points Church from the Greaves family.
 - ii) Warren spoke to Mr. Coulter regarding email to Herb regarding Lewis issues. Warren called him rather than sending another written communication. 15-20 minute conversation – we can’t just put something in the deed restrictions.
 - iii) Letter approved by board was sent letter to Ann Chapman on Nov. 21.
 - 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: All 2012 info is posted in Peach Tree software.
 - i) Includes fall cleanup from Perfect Turf.
 - ii) Expenses for year \$7,578.55 – roughly where we are usually at. Would have been 2,000 higher if not for the insurance claim. Expenses would have been over \$10,000 if we hadn’t submitted the insurance claim for lightning strike.

- iii) SECOND report: budget moving forward for 2013 – doesn't include \$40 post office box fee. The way dues are going now, we collect over \$7,000 for 103 members. Leaves \$1,700 surplus per year. Could be affected by number of lawn cuts – this year we used an especially low number of cuts.
- iv) We're trending about \$1,000 per year for park improvements based on recent history. The board decides each year what the priorities are for the park.

5) Present Member Comments:

- a) Note: Prior to members comments Warren reviewed guidelines for board approval.

Residents present at board meetings have the opportunity to address the board per the following guidelines:

Residents present will be offered an opportunity to address the Board about any Homeowner issue(s), keeping it to a few minutes. Board will discuss at next board meeting if necessary. Any profanity, libelous statements or disparaging remarks relative to any Board Member will cause the person uttering such items to be summarily requested to leave the meeting.

Board approved.

- b) Jo Ann Bourez – can the board have private meetings? She thought all board meetings were open to all association members. Reply, Board can have Directors Meetings per the by-laws.

6) Unfinished Business

- a) Certificate of Deposit(s)
 - i) Board moved to approve rolling over the \$5,000 into a new 13 month CD @1.02%, but was then tabled until Mark can figure how the interest may affect our nonprofit tax status.
- b) Deed Restrictions: Warren called Kinkos for a quote to have these printed off for all residents (based on 13 pages, \$158 single sided b/w for 115 copies). Cost of simple 3-hole punch folder is \$40. Motion passed.
- c) New Directory – 2013. Advertising: \$50 half-page \$100 full-page
 - i) Nationwide – We need to check to see if they are interested again.
 - ii) Smiley Painting - OUT
 - iii) Rochester Irrigation – Need to check
 - iv) A&G Contracting - IN
 - v) B&K Siding (half page) – OUT
 - vi) Morris Construction – IN

d) Halloween Party Funds – Sunday, October 28th

- i) Amy Bunch, Caryn DeWitt, Tiffany Fronek, and Trisha Cox. Final cost was \$73.45
- ii) Randy moved & Tom seconded to pay the \$73.45 in full. Motion passed.

e) Holiday Party

- i) Per Rick Urbis: The statement of law that was provided is correct. There is no liability for social hosts that allow alcohol to be served at private parties ("bring your own"). The exception, of course, is when alcohol is furnished/made available to/consumed by a minor (under 21) at a social gathering. You can be regarded as a licensee, however, if the guests in attendance are charged a fee in exchange for alcoholic beverages (and food). In that instance you would need a license for the event and insurance would be required. For the Association party it is important then that no alcohol is served by the host and it should be clear that the fee for the party does not include alcohol of any kind.
- ii) Amy & Mark Bunch decided to leave their names on the Rochester Community House contract.
- iii) If we decide to have kids at future parties, we need to have no alcohol.
- iv) Caterer, Kosch Catering, is giving us a great deal.
- v) Future ideas – maybe have Santa visit the kids.

7) New Business

a) Park Improvements

- i) Prior years' ideas: 2009: aerators in the pond; drain tile work in park behind part of Stockport properties – difficult to walk or get mower back there. Warren will talk to Inland Lakes (30 years of experience with waterways) to come look at park to see what situation is – what we can/cannot do, is it worth doing a full restoration on, south embankment, etc.
- ii) Joel Morris – add to playground area
- iii) Amy Bunch – horseshoe pit, volleyball net (games on Sundays)
- iv) Tiffany Fronek – small shed to store items.
- v) Randy – more benches & picnic table; Randy: dredging the pond – is it super expensive to dispose of the stuff (Warren said we can maybe keep it onsite).
- vi) Warren – Getting oak & cottonwood trees by parking lot & playset trimmed out. Big dead limb on oak (must be trimmed in dormant season). Warren will call the three contractors he got quotes from for the cottonwood tree removal. Also trim big maple by pond and push the wood line back by play set – it's really encroaching.

vii) Randy – improve signage (can't see sign – let's move it to a more visible spot). Closer to the parking lot so people know to park there. Can't do anything to sign on Orchardale/Walton because it's grandfathered in. Let's add "Subdivision" under "Rochdale"

b) Meeting Dates – Tuesday, March 5, 2013 at 6:30p.m.

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

Minutes respectfully submitted by Tiffany Fronek.