

# **Rochdale Homeowners Association**

Tuesday, March 5, 2013  
6:43 p.m., Rochester Hills City Hall

**8 Directors Present** Warren DeWitt, Rick Wagener, Tiffany Fronek, Mark Bunch,  
Tom Greaves, Joel Morris, Edna Coghlan

**4 Directors Absent** Dan Lewis, Carl Pasbjerg, David Grice, Herb von Rusten,  
Randy McGillis

**Proxies Granted** Warren: Randy & Herb; Joel: David Grice

- 1) Roll call of members present: Steve Chapman
- 2) Approval of December 4, 2012 Minutes - Motion passed. (Note: Minutes reviewed via email prior to meeting by Directors)
- 3) Officers Reports:
  - a) President's Report: communications since December 4, 2012
    - i) Mr. Coulter called about Joel Morris' (144 Orchardale) boat stored in backyard behind shed – Warren spoke with Joel and he moved it. There has been no communication since.
    - ii) Herb von Rusten ordered flowers in honor of Mr. Anderson. No memorial fund was available.
    - iii) Doris Tock home is being bought, scheduled to close on April 1<sup>st</sup>. New owners contacted Warren regarding fencing, deed restrictions, deer in garden, painting garage door, 5 properties zoned for office and vacant lot will stay residential.
    - iv) Letter approved by board was sent to Ann Chapman on Nov. 21.
  - b) Vice President Report: Nothing new to report
  - c) Secretary Report: Nothing new to report
  - d) Treasurer Report: Presented current Revenues and Expense Report for 2013
    - i) 2012 Federal taxes paid
    - ii) \$75 pond permit paid
    - iii) Sun Shine: \$25 Doris Tock, \$47 Larry Anderson
- 4) Present Member Comments: No comments

## 5) Unfinished Business

### a) Certificate of Deposit(s)

i) Per Mark, we pay flat 30% tax – for a \$5,000 CD at 1% net only \$35/year. Mark proposes we keep it in the money market – less hassle & it's easily accessible. Warren moves to put \$5,000 in the money market. Motion passed.

b) Deed Restrictions: Rick Urbis says the layout should have original one first, then amendments 1979, next version, 2004, 2008. Warren does not have time to do this – spring season is very busy at work. Warren said every house should have a hard copy. Needs to be scanned/put into one format. Rick Wagener volunteered to get this done.

c) New Directory – 2013. Warren says it makes the most sense to have them printed right after the annual meeting so the current board members are in it. We need someone to volunteer to seek out new advertisers. Tom Greaves & Rick Wagener will give it some thought. Mike Wood might be able to get Rochester Irrigation. Advertising: \$50 half-page \$100 full-page

## 6) Park Improvements

a) Tree Bids: Warren contacted three companies we originally got quotes from on the cottonwood removal, Davey Tree, Warnke Tree and Wendel Tree. 7 categories were quoted. Late in season – not enough frozen ground to get trucks back in park. Oaks can't be trimmed after April 15<sup>th</sup>. Warren suggestion is to move forward with getting the park work done & then next fall move forward with swing set area. Rick moved to go with Wendel. Tiffany seconded. Motion passed.

i) Edna: can the city or DTE come around and trim the trees around power lines. Warren – city does not control line clearance. DTE schedules and directs line clearance.

ii) Edna: Need to look into a plan for the spruce trees in the park. (Noted to address at a later date.)

## 7) New Business

a) Chapman Letters received at December 4<sup>th</sup> meeting,

i) Granting Steve Chapman her proxy

ii) Demanding severance from HOA

(I) Question was raised about the form of the supposed notary on both letters, no seal. After consulting with legal counsel, Warren proposed we chose to give Ms. Chapman the benefit of doubt and decided to accept the letters and respond in writing. Warren moves we send the drafted letter (previous review via email by Directors) which responds to the two received letters and send Ms. Chapman a copy of the approval signatures previously asked for, but denied without proxy for Steve. Motion passed. *Note: Letter stated board accepts her proxy to Steve and severance from H.O.A. is not legally possible.*

- b) Pond Improvements – Mark & Warren have been investigating options but want to wait until the next meeting to discuss more since many directors are absent at this meeting. There was a note in the most recent newsletter to get resident input. Mark & Warren will continue to investigate.
  - i) Mark presented quote from Ecomarine – dredging of pond. \$18,600
  - ii) Warren spoke with Inland Lakes about options to dredge, restoration of south bank and re-installing beach.
  - iii) DNR grants are a possibility. Restoration along south bank (ecofriendly – state will be okay with this element).
  - iv) Edna – Beach will increase insurance and Rick added maintenance will be very expensive.
- c) Park Lawn Care: Warren is already getting quotes for coming season.
- d) Meeting Dates – Warren will call city hall to reserve the big room mid-June. Directors meeting Tuesday, June 4, 2013 at 6:30 p.m.

8) Warren DeWitt adjourned the meeting at 7:46 p.m.

Minutes respectfully submitted by Tiffany Fronek.