

Rochdale Homeowners Association

Tuesday, March 4, 2014
6:30 p.m., Rochester Hills City Hall

4 Directors Present Warren DeWitt, Tiffany Fronck, Tom Greaves, Joel Morris

8 Directors Absent Rick Wagener, Carl Pasbjerg, Dave Grice, Dan Lewis, Mark Bunch, Herb von Rusten, Edna Coghlan, Randy McGillis

- 1) Call to order & welcome from Warren DeWitt, Rochdale President at 6:45 p.m.
- 2) Roll call of Directors present.
- 3) Roll call of Members present – Trisha Cox
- 4) Approval of December 3, 2013 Minutes was done by email prior to the meeting (Tom, Herb, Edna, Warren and Tiffany).
- 5) Officers Reports:
 - a) President's Report:
 - i) Communications since December 3, 2013 Meeting:
 - (1) Ball Residence: received letter from attorney's office "Trout & Trout" handling foreclosure for Fannie Mae. Warren spoke with attorney John Z. Kallabat, referral from Rick Urbis. Letter stated pending bankruptcy hearing would suspend lien from John Ball if no response was given. Was recommended to allow, then lien would be deferred to new property owner, thus relieving lien from John Ball. Once bankruptcy was final, foreclosure of property would proceed. Second letter dated 2/28 stated bankruptcy was granted.
 - (2) Receive two calls from residents concerned about downed tree at 90 Orchardale. Warren called city & talked to Mr. Sage. He stated it was on his radar and they had until February 14th to remove tree and chipper.
 - (3) Warren spoke to city about flyer "Don't Drill in the Hills.org". Does not affect our sub, but if anyone would like more details feel free to call the city or Warren for further explanation.
 - b) Treasurer Report: not present
 - i) Transactions:
 - (1) Year end 2013 \$9,229.44 Revenues (\$1,025 was tree insurance claim which kept us "out of the red"); \$8,663.56 Expenses.
 - (2) Warren briefly went over Income Statement & Balance Sheet

(3) About 75% of dues have been received. Mark/Warren will go through list & send another batch of invoices for outstanding (16 homes + delinquents). Warren will touch base with Tom to see if he needs to put the signs out to remind residents to pay.

ii) Financial

(1) Money Market Fund – Warren will send out email to vote on transferring money market account to Flagstar savings & close out money market account in order to get higher interest rate.

c) Vice President Report: not present

d) Secretary Report: nothing new to report

6) Present member comments – none

7) Unfinished Business

a) Deed Restrictions – Warren spoke to Rick Urbis about where we need to be with deed restriction copies. Urbis suggestion is to get him all the copies & he'll put together a "working copy" that board can use but doesn't see need to get hard copies to all residents.

b) Park – raspberry patch. Table this item until the spring.

c) Tree work – Will proceed with remaining portion of the quote if weather permits.

d) Rochdale Sign – Warren got no feedback on sign. Table this item until the annual meeting.

e) Liens:

i) Rossbach – lien was placed on property in October; homeowner sent partial check in November, but nothing since.

ii) Forcon-Alhuk – lien was placed on property in February.

iii) Russ property: No dues paid since 2011. Property is maybe in probate court at this time. Owes 2012, 2013, 2014. Vote at later time if lien is needed. Warren to try and call deceased owner's son.

8) New Business

a) 2014 Board Member Elections – Trisha Cox is going to run for Secretary, Tiffany is stepping down in June, but is willing to continue on as a director.

b) Lawn Contract – Warren called Ultra last week to get a quote for upcoming year. They're swamped right now. Warren is also going to ask Pro-Scape to re-quote last year's quote for a single cut price.

c) Garage Sale – Trisha will put in the next newsletter (early- mid-April) to gauge interest & if we get at least 10 interested homes, we can move forward with it.

d) Next Meeting Date: Annual Meeting: Tuesday, June 23, 2014 at 6:30pm at City Hall. We'll have a Director's Meeting prior to this date, if needed.

9) Warren DeWitt adjourned the meeting at 7:58 p.m.

Minutes respectfully submitted by Tiffany Fronek.