

**RochdaleSubdivision Homeowner Association Board Meeting
Wednesday, September 10, 2014 at 6:30 pm at Rochester Hills City Hall
8 in attendance**

- 1) Call to order at 6:40 pm by Warren DeWitt, President
- 2) Roll Call

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Tiffany Fronek, Joe Morris, Edna Coughlan, Randy McGillis and Herb von Rusten

Member(s) in Attendance

- Lillian von Rusten

- 3) Approval of Minutes from Annual Meeting on June 25, 2014 (sent via email) and approved during the meeting
 - Motion made to approve the minutes – All supported
 - Reminder that the Meeting Notes are on the website (www.rochdalesub.com)

- 4) Officer Reports
 - a) President

- i. Communications

- Update on the lien on the Ball residence (1525 Stockport)
 - \$1,053 was paid. Was some pushback, but letter from Rick Urbis was a huge help.
 - New owner, Kevin Seymour, did not have to pay the lien. It was paid by the bank.
- Update on the Rossbach residence(1484 Gracedale)
 - It is in foreclosure and the Association received a check for the 2014 dues and portion of 2013 dues.
 - The lien still has an outstanding balance of \$91.25.
- Mr. and Mrs. Wilson mentioned a church group has been visiting them on a more regular basis. They asked if there is anything the Board can do.
 - Warren replied nothing the board could do, but recommended a “No Soliciting” sign and perhaps contacting the city.
- Kevin Seymour, the new owner of 1525 Stockport is currently completing the demo of the interior. He would like to add a second level to the house and finish the driveway. The plans for this remodel have not been shared

with the Board yet, but he is aware they need to be approved by the Board.

- More new owners to the sub, Jerry and Gail Crosser moved into the old Clayton residence (485 Orchardale). They also stopped by the picnic.

b) Vice President

- i. No updates

c) Secretary

- i. No Updates

d) Treasury (Not present, but Warren touched base on items below)

- Transactions in the last month, payments have been made for insurance and lawn maintenance. Tiffany added she reviewed the insurance policy before it was renewed for this year. The premium went up \$34.00. There was a mistake on "Name of insurer" (Rochdale Homeowners Association DBA Lightning Damage Claim) and was brought to their attention.
- Financials & Money Market Fund
 - We did not have financials to review, but Warren shared the Money Market account at Charter One was closed and the money was moved to the Flagstar account.

5) Present Member Comments

- No comments from Lillian von Rusten. The only member in attendance.

6) Unfinished Business

a) Deed Restrictions

- Warren confirmed with Rick Urbis that not every residence needed a copy of the deed restrictions. Still need to work with Rick Urbis so the Board has a working copy.

b) Park

i. Tree work

- Had a hanger removed; it costs \$175.00 to remove, Wendel Tree.
- Still have remaining portion of approved quote for the oaks to be trimmed. Will schedule when trees go dormant.

ii. Posts

- We have two broken posts. Tom Greaves ordered the wood from Dillman & Upton. Need to find the time to put the new posts in.

iii. Tether Ball

- The tether ball set up is missing the ball and string again. Warren made a motion to remove the tether pole. Randy seconded the motion to remove the tether pole.

c) Rochdale Sign

- Current state of the sign is it's in Warren's backyard in need of some major work. Bottom 1/3 was broken off, portion of main post split.
- With very little feedback from residents, a few mentioned the sign was confusing; Warren motioned to not replace the sign. Randy seconded the motion. Motioned passed. Warren will dispose of the sign in work dumpster.

d) Liens

- Most of the Lien updates were shared in the President's Communications Update.
- Warren to follow up with Rick Wagner on discharging the lien on the Ball residence.
- Liens currently in place for the following residences:
 - Vollrath(446 Rochdale)
 - Pallard (26 Rochdale)
 - Forcon-Alhuk (1473 Walton Rd.)
- Edna asked about the Russ residence, 447 Rochdale. Warren commented the house is currently in probate. The due amount owed is approximately \$200.00. We will need to determine next steps.

7) New Business

a) Pond Treatment

- Tri-County Aquatics provided the following options instead of dredging.
 - Digestive pellets will cost \$668.86. Pellets to be added to the pond each month. Begin next April through October. Will need to purchase 50 lbs of pellets. This treatment should eat up 3-4 inches of sediment. Currently, the pond has between 8-12 inches of sediment.
 - Warren recommends we try it for two years and spend approximately \$1,400 to reduce the sediment.
 - Joel made the motion to try to the digestive pellets for two years. All agreed and the motion passed.
 - Randy volunteered to spread the pellets along with Frank Seleno. The pellets will be stored at either Randy's or Frank's house.
- Other Park Discussion
 - Charcoal Grills
 - Edna mentioned there used to be a charcoal grills at the park. She will see if it is in her garage.

- Park Clean up
 - Moving the woodline back behind the swings.
 - We will wait until spring to move it back. We will need to get quotes on it.
 - Warren will share quotes for this work at the December meeting.
 - Board wants to plant more trees
 - We will wait until spring to plant more trees.
 - Will talk to city about tree planting program.

a) Fountain Maintenance

- Warren informed the Board we never had the fountain serviced, have had 6-7 seasons. Manufacturer recommends every 2-3 years.
- The plan is for Tri-County Aquatics to remove, service (seals, gaskets and oil replaced), clean, store and then put it back in the spring. The cost is \$650. Herb made the motion and all agreed. The motion passed for the fountain maintenance.

b) Halloween Party

- Scheduled for Sunday, October 26
- Invites will be delivered to all residents with young children and a mention will be made in the upcoming newsletter.
- Since last year's party had a good turnout and we have more families with kids, Warren made a motion to increase the Halloween party budget from \$75 to \$100. All agreed and the motion passed.

c) Web site

- Warren asked someone to look at the website on a monthly basis to check on what needs to be updated and keep it current.
- Tiffany volunteered and will email Mike with any changes.

i. Facebook

- Warren asked Edna for an update on the Facebook page. Edna stated there is a small group of people who use the page and there are no updates.

8) Next Meeting Date

- December 2, 2014 at City Hall Room 221

9) The meeting adjourned at 7:45 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.