

Rochdale Subdivision Homeowner Association Board Meeting
Wednesday, March 18, 2015 at 6:30 pm at Rochester Hills City Hall
4 in attendance

1) Call to order at 6:43 pm by Warren DeWitt, President

2) Roll Call

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Tiffany Fronek, Edna Coughlan

3) Member(s) in Attendance

- None

4) Approval of Minutes from last Board Meeting on December 2, 2014 (sent via email) and approved by email.

- a) Members who approved: Warren DeWitt, Tiffany Fronek, and Tom Greaves
- b) Reminder that the Meeting Notes are on the website (www.rochdalesub.com)

5) Officer Reports

a) President

i. Communications

- a. Approval for the renovation plan was sent to 1484 Gracedale owner. It is an investment project and the owner plans to put it on the market by the summer.
- b. Board received a thank you note regarding the donation made to the Leader Dogs for the Blind in memory of Rochdale resident, Al Blazis (1547 Walton).
 - i. Blazis family working on cleaning out the house and sell it in the spring.
- c. Mohammed Forcon-Alhuk contacted Mark Bunch regarding waiving his dues and late fees. Mark referred Mr. Forcon-Alhuk to Warren. Warren sent him a letter stating he needed to present his case to the Board; no response from the resident.
- d. Tree Planting – Warren spoke with Jerry at the City of Rochester Hills about tree planting in the spring. They do offer a joint venture between sub and the City if trees are planted within city roadway easement. Need to schedule with Jerry to find out width of easement along Rochdale and Rochingham.

b) Vice President

ii. Not in attendance

- c) Secretary
 - i. Communications
 - a. Update since the meeting: Spring Newsletter will be delivered by the end of April.

- d) Treasurer
 - i. Communications
 - a. Mark Bunch will email the financial reports.
 - b. Update since the last meeting: Dues invoices were sent on 12/8/14.
 - Have 4 delinquent properties
 - Second invoices will be sent to those residents who have not yet paid 2015 dues
 - c. Mark paid the taxes.
 - d. P.O. Box bill came; will be paid
 - e. Pond treatment bill was paid.

- 6) Present Member Comments
 - a) No members in attendance

- 7) Unfinished Business
 - a) Deed Restrictions – Warren will follow up with Rick Urbis; to ask Rick to make the master copy.
 - b) Park
 - i. Tree work - The work was completed. A few ruts left; will be repaired. The service has been paid.
 - ii. Rochingham easement / Tree planting project – Currently, there is space near the large blue spruce. We can plant up to 15 feet off the road. Working with the City, they did not expect the response they received for the spring tree planting offering. The plan will be to do the tree planting in the fall. Warren to research the species. The price of each tree is \$145 (city will then pay the other half). The City-provided list is pretty extensive, potentially a tulip tree and dawn redwood. Additionally, try to plant one tree in the park.
 - iii. Tether Ball – Warren to remove the tether ball this spring.
 - iv. Grill assembly – Missing a post; Warren asked Edna to look for the grill in her garage.
 - v. Raspberry patch – Warren to request to fix this area of the park. Would like to seed it in the fall (cleaned up and mowed)
 - vi. Park Maintenance Contract – Warren sent an email on 3/29/2015 with a motion to approve the Ultra Professional Services annual park maintenance contract. The cost per cut will remain the same at \$105. The spring cut is the same at

\$350, but the fall clean up increased by \$50 to \$550. All details of the contract remained the same. All Board Members voted yes.

c) Liens

- i. Pay-off amounts for two liens have been paid for 1484 Gracedale (Rossbach) and 1525 Stockport (Ball). Will have liens discharged as soon as possible.
- ii. Place a lien for Russ (447 Rochdale)
- iii. As of December, we will have 3 residences with liens:
 - Vollrath (446 Rochdale)
 - Pallard (26 Rochdale)
 - Forcon-Alhuk (1473 Walton)

8) New Business

- a) Facebook – Warren asked Edna about the Facebook page and how we can increase the activity of the Group page. The Group page is private. Permission is required to access it. Without activity for a period of time, the individuals are then archived. To find the page, you have to go to the Search Bar, type Rochdale Homeowners Association and click on Request. Edna will approve the requests. Going forward, we will be posting when the meeting minutes and newsletter are available.
- b) Garage Sale – The Garage Sale is tentatively scheduled to take place May 15-16 (the weekend after Mother’s Day). It is preferred for 10 residents to participate. In 2014, four residents participated. Edna suggested aligning our sub division garage sale with Wildwood sub. Warren to contact a Board Member to find out the date of their garage sale. Warren will put something on Craigslist including highlighted maps on Craiglist. Tiffany Fronck will be the point of contact for the garage sale. She will need to be contacted no later than Sunday, May 3, 2015.

9) Next Meeting Date

- Annual Meeting Date - June 23, 2015 (Tuesday) at 6:30 pm at City Hall in Room 221

10) The meeting adjourned at 7:20 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.