

ROCHDALE H.O.A.
Annual Subdivision Meeting Minutes
Rochester Hills City Hall
June 20, 2018 at 6:30 pm

1) Call to order – 6:37 pm

2) Roll Call

Board Members in Attendance

Randy McGillis, Rick Wagener, Tiffany Fronek, Warren DeWitt, Tony Craft, Edna Coghlan, Trisha Cox, Herb von Rusten and Joel Morris

Members in Attendance

Lillian von Rusten, George and Denis Murphy, Bob Johnson, Anne Swoyer, Rick Urbis, Chris and Gwendolyn Gadulka , Tracy Greene, Carol and John Reddan

3) Approval of Minutes from last Board Meeting on April 10, 2018 (sent via email) and approved by email.

- Members who approved the document with changes: Randy McGillis, Rick Wagener, Warren DeWitt, and Tiffany Fronek
- Reminder that the Meeting Notes are on the website (www.rochdalesub.com)

4) Officer Reports

a) President

i. Follow up on previous business

- Pond update – Stocked the pond; pond treatments; He thanked Rick for taking out the fountain

ii. Final Remarks

- Did not have any final remarks

b) Vice President

c) Secretary

i. Elections for Board Members – Two-year terms

- President – Randy McGillis
- Vice President – No volunteered to be voted in
- Treasurer – Rick Wagener
- Secretary – Trisha Cox
- Board Members – Tiffany Fronek and Herb von Rusten
- New Members
 - Chris Gadulka

Motion: Rick called the motion; Randy seconded the vote (all members plus a new member were voted in)

11 Members now on the Board

d) Treasurer

i. Annual Financial Review

- Rick reviewed the profit and loss document for 2017
- Two people who did not pay dues; delinquent (Pollards \$1885; Vollrath \$2529); Bishop/Lewis (90 Orchardale) did not; Ian Morse (362 Orchardale); Catanescu (505 Gracedale)
- Rick U. updated the liens on the properties with the current delinquent amount.
- Checking account update - \$12,000; in a CD \$19,000 – Current outlook is healthy; \$4,200 in Savings
- Most of the expenses are for the pond and park maintenance.
- Software and laptop included on the 2017 expenses
- 2018 expenses including an accountant expense to complete our non-profit expense report

5) Member Comments

- ii. Rick Urbis provided an overview of the current situation at the 202 Rochdale. Violation of perimeter fencing; other side of the house has abandoned equipment and/or vehicles; has many municipal violations
- The Board is attempting to coordinate with the City to move forward with a lawsuit and enforce the deed restrictions. The preferred solution is working with the City to move forward.
 - Tiffany Fronck asked what the timeframe for the lawsuit is. The defendant will have 28 days to respond to the lawsuit.
 - Anne Swoyer asked if the resident has licenses for the trucks. The trucks are supposed to be operable.
 - Action Item: Notify the residents when this situation is added to the City Council agenda. Rick Urbis will notify us.
 - Anne Swoyer asked Rick Urbis what is going on with the property with the commercial for sale sign.
 - A letter has been sent to the real estate agent that the property is not zoned for commercial use.
 - Anne Swoyer asked about the 523 Rochdale and what is going to happen to all of the dirt; it was determined that the lot was not buildable
 - Tracy Greene asked about the fences in the sub. Rick Urbis explained the deed restrictions that we do not allow perimeter fencing.
 - Adams High School Water Problem – No issue.
 - Edna shared that she updates the Facebook page.

6) New Business

iii. New Members

- See above

iv. Sub Picnic

- Sunday, September 9 from 2-4 pm.
- Herb and Lillian provide the bottled water and soft drinks; Board provides hot dogs and hamburgers, buns, condiments, plates and utensils.
- Residents are asked to bring a dish to pass; chairs and tables
- A flyer will distributed a week before the event with side dish or dessert assignments

v. Welcome/Activities Committee

- Edna has been the person
- 26 Rochdale renters live here; 464 Rochdale – Channodents; give a list to Edna of who closed on the house this year (if you moved in recently and have not received a directory to contact Edna Coghlan)

vi. Budget – No new update.

7) Meeting Adjourned – 7:39 pm (Motion by Randy and seconded by the Murphy)