

ROCHDALE ASSOCIATION
Annual Subdivision Meeting
September 14, 2020 at 7 pm
(Zoom Meeting)

1) Call to order at 7:15 pm

2) Roll Call

Board Members in Attendance

Tony Craft, Warren DeWitt, Rick Wagener, Trisha Cox, Edna Coghlan, Chris Gadulka, Randy McGillis and Joel Morris

Members in Attendance

Jen Craft, Caryn Dewitt, Gary Coghlan, Katie Gadulka, Vivian McGillis, Luke and Melinda Walsh, Angela Lewis, Mike Rogers, Steve and Tracie Greene, Mark Bainter, Ashley and Matt Lamberti, Beth and Chris Lucarelli, Beverly Ritchie, Logu Burkije , Guy and Joni Puckett, Christopher McKenzie, Diana and Tim Lentz, Gary Barley, Glen and Val Demisevich, Ed Brouhard and Yvonne Verschueren, Kim Kurzeja, Julia Hieser, Laura McNichol, Amy and Mark Bunch, Julie Dauphin, Larry Walczyk, Mark Kowal, Denise Murphy, Ian Morse, Ann and Andy Swoyer, Susan Wagener

3) Approval of Minutes from last Board Meeting on May 20, 2020 (sent via email) and approved by email. Chris - made motion; Rick - seconded to approve the meeting minutes

4) Officer Reports

- President
 - i. Welcomed everyone to the call. Discussed that most of the items will be covered in new and old business.
- Vice President
 - i. Mentioned that most of the items that he will discuss including the park will be covered in old business.
- Secretary
 - i. Provided an overview for the elections for Board Members. Each nominee was provided an opportunity to present why they want to join the Board.
 - Beverly Ritchie (326 Orchardale) Lived in the sub for 3 years - Wants to be active in the community; plan events; wants to a Little Library
 - Ashley Lamberti (1484 Gracedale) Lived in the sub for 2 years - moved from a family friendly activities; wants the Little Library
 - Beth Lucarelli (464 Rochdale) - Lived in the sub for almost 2 years - 3 kids; runners with kids; moved here two years good; want to see the park utilized and building the community

- Amy Bunch (281 Orchardale) - Lived in the sub for 15 years; three kids; want to see the park used more; bring back activities
 - Chris Lucarelli (464 Rochdale) - Married to Beth; wants transparency of where of the money is going
 - ii. Board Members - Directors are voted on by the Board
 - iii. Kim Kurzeja, an Association member, for the nominees to provide their stance on enforcing the Bylaws and Use Restrictions
 - Amy Bunch - wants the by-laws met like they used to be
 - Ashley Lamberti - wants the bylaws to be enforced; keeping people accountable
 - Chris Gadulka - wanted to be part of the neighbor and Board; wants to address the items to be handled
 - Beth Lucarelli - understanding the bylaws; why they are important; help the new people
 - Chris Lucarelli - enforce the bylaws
 - Beverly Ritchie - wants to an active member on the Board; enforce and make it clear
 - iv. Caryn DeWitt, an Association Member, asked the nominees about the park and funding of the projects
 - Ashley Lamberti - Offered to pay for the Little Library; \$40 would cover it; Concerns of maintenance
 - Amy Bunch - Many people to volunteer; allocate the money that can be used by the residents
 - Beverly - Members have been on awhile; new faces on the Board that can help with these issues
 - v. Comments by Association Members
 - Gary Barley - new people in the sub; not abiding by the bylaws; uniformity; does not agree with what is going on in the sub
 - Yvonne Verschueren - likes the Little Library; with turnover of the sub
 - vi. The survey was sent during the meeting. The Survey Monkey link for voting will be available for 48 hours. Then the results will be communicated to all those you attended the meeting and posted on the website.
- Treasurer
 - i. Annual Financial Review
 - 2019 Financials
 - ii. Expenses - kept the expenses down
 - iii. In black for this year

- v. Reminder that are dues are \$75
 - 2020 Financials
 - vi. In the red; new mulch
 - vii. 110 residents; 7 did not pay this year
 - viii. Annual audit - will be completed before the end of year
 - ix. Books are open for the viewing and can be reviewed by an member of the Association
- 5) Member Comments (Depending upon # requesting to speak, please limit to 5 – 10 minutes to give others the opportunity also.) start at 8:15 pm
- i. Logu Bukurije (523 Rochdale and 1497 Walton) - Concerns about the park - volunteer time to clean up the park; wants to be build gazebo and play structure; needs a light for the bus stop; concerned that we need the neighbor approval for work to be done on; benefits your house price
 - ii. Julia Hieser - If someone is violating a bylaw, can you talk to you the neighbor and offer help?
- 6) Old Business
- iii. Park/Pond/Trees - Tree planting (1 to 3 foot trees and available to residents for free); park expenses - playground mulch; approximately \$4,000; pond - due to new regulations; had to do a treatment on the pond; \$350; Fountain repairs; no fall planting
 - Glen and Val Durmisevich - Question about the pond; in the past the pond was raked in the bottom; Warren - said that it had not been raked fors some time; neighborhood volunteers; where is the rake? Time of year for the raking - early summer; Edna may know where the rake is.
 - Fish in the pond - goldfish; carp fish in the pond; still catch and release
 - Logu Bukurije - put the stone at the bottom of the pond to help clean it up
 - iv. Traffic Study/Speeding - Warren took the lead; radar spots to be put in on Rochdale and Orchardale; limited due to COVID; possibly adding speed humps to the sub
 - v. Planning Committee - Reactivated the committee to review; the committee includes Tony, Warren, Tom and Joel; Chris explained how the process worked for them; submission form that is needed; building new houses consideration for a sunset clause
 - vi. Welcome Committee - Tony and Edna; large influx as new residents and have not met everyone; reach out to Tony and Edna for information for the folder of information
 - vii. 202 Rochdale status - On hold due to COVID
 - viii. Building Use & Restriction violations - The Board is addressing the big items; our sub guidelines are more restrictive; 1430 Gracedale - sent a letter; articles 11 and 12 are in the bylaws; the vote and meeting to handle the items
 - i. Member's Concerns/General overview
 - ii. Grass/Yard issues - Some yard issues are out of control; May-November 1 - the City drives through the sub and issues tickets; reach out to neighbors for help for lawn mowing and snow plowing; welcome kits include a list of RV storages and lawn maintenance services

- iii. Dual-Axle Trailers, RV, Boats, Lawnmowers, etc - Single axle okay; dual-axle; RV; cannot stored on the property; information is on the website; please contact the Board; lawnmowers must be put in storage (such as a garage or shed)
- iv. Fences. No longer required, must be removed. (i.e. No swimming pool requiring it) - Regulations on the fences

New Business

- i. New Members *See Attached - Tony went through the new members who have moved into the sub over the last couple of years; gathering new information for two new members on Orchardale; directory update - Tony said we are really close and it will be out soon. The directories will be printed and distributed.
- ii. Sub Picnic - Cancelled due to COVID; consideration for a rescheduling for this year
- iii. Dog behavior concerns - The Board has received a few complaints about dogs about some of the dogs in the neighborhood. Tony went through the number of animals households are allowed to have. We are not changing any of the bylaws regarding. Reminder of no dog runs or kennels allowed in the sub. Please make sure the dogs are not running to the edge of the yard or acting menacing toward neighbors or other dogs.
- iv. Facebook Survey (Amy Bunch) - Tony reviewed the Facebook survey results at a high level and stated that the results reaffirmed several topics that the Board has discussed. Traditional events in the subdivision need to be revisited such as the garage sale, holiday gatherings, etc.
- v. Re-activate Park Standing Committee - This committee will help support the upkeep and supporting new ideas for utilizing the park including pond upkeep and establishing the Little Library.
- vi. Re-activate Restrictions and Regulations Standing Committee - This committee will help with review and enforcing the bylaws and deed restrictions.
- vii. Tentative Quarterly Meeting Dates: Nov 2, 1 Feb and 3 May 2021, 7pm.

7) Meeting Adjourned - 10:00 pm

Respectfully submitted by Trisha Cox

