

Rochdale Association Board Meeting
November 2, 2020
Zoom Meeting
7 pm

1) Call to order - 7:05 pm

2) Roll Call

Board Members in Attendance

Tony Craft, Rick Wagener, Warren DeWitt, Chris Gadulka, Ashley Lamberti, Beth Lucarelli, Chris Lucarelli, Beverly Ritchie, Joel Morris, Edna Coghlan, Trisha Cox

Members in Attendance

3) Approval of Minutes from Annual Meeting on September 14, 2020 (sent via email) and approved by email by Warren Dewitt, Rick Wagener, Chris Gadulka, Ashley Lamberti, Beth Lucarelli, Chris Lucarelli, Edna Coghlan and Randy McGillis.

4) Officer Reports

a) President

Welcome our new Directors.

Thank you to Katie for her help on Annual Meeting.

For future meetings would like to consider bringing in guest speakers would like to talk to us. Rochester Hills Fire department would like to give a 15 minute presentation. Other groups can be invited in to give presentations to the Directors.

Newsletter articles – Tony wants a stock pile. Any ideas are always welcome.

b) Vice President

Drainage issues – Rochdale Association needs to notify the homeowners that drainage is homeowners' responsibility between 523 Rochdale & 1421 Gracedale and 355 Rochdale and the empty lot.

c) Secretary

Thanked the neighbors who put together the Halloween Trick or Treat.

Directory will discuss later.

Newsletter will try to deliver quarterly. Need to deliver by middle of November. Reminder to add to Quarterly Meetings, annual dues, final yard pick up to the newsletter, Park Planning Committee)

d) Treasurer

2020 Annual budget is currently \$2,550 in the red. The majority of the expenses this year have been on mulching of the play set area at the park and tree removal. We will have an additional expense for fall cleanup (\$750)

7 residents are delinquent on their dues

Dues invoices will be sent two weeks before the first of year

We have a Quickbooks software package is used to generate the invoices

Rick will put together the closed books for the Annual Meeting.

Consider increasing the dues going forward

5) Old Business

a) Park/Pond/Trees

Rick removed the fountain today.

Warren is planning to get us on the City's tree planting list for the spring.

Tony wanted to make sure we covered the suggestion from the Annual Meeting about the dredging or cleaning of the pond in the spring. Warren said we need volunteers to do the cleanup. Edna mentioned that they stopped clean up in the past due to environmental issues.

Park Planning Committee – We did not receive a lot of hand raisers for this committee. Need a crew of volunteers to be able to support the work. Beverly raised her hand and said they will help. Tony and Beverly will touch base on next steps.

Pond enhancements – Research was done about 8 years ago to get the pond back to what the pond was in the past. It will cost \$25,000-\$40,000. We need to start planning for the spring. Rick recommends that we assign a Committee Leader, get a list of volunteers and try to clean it first.

Little Library – We have volunteers and the costs to build the Little Library; put it to the right of the park parking lot entrance

Public Library kit – \$300 costs; Members to build – \$40 license; cost of building (Ashley and Beverly have volunteer) Cost of the raw materials and someone is able to build. The residences will stock the Little Library.

Warren made a motion and Chris G. seconded to move forward with the plans. Need to work on when we will put it in. Request the drawings and approve colors and submit to the Board. Members of the Board will build it.

b) Planning Committee

Several projects have been reviewed.

1547 Walton – Warren followed up, notified the resident with the date of the meeting in case they wanted to speak about the garage addition and resident said the project is on hold.

1525 Stockport – Need to send the official approval letter

New houses in the back – Drainage has been revised. This is still in process. Joel will follow up with the City. Concerns about the property lines between the 499 Rochdale and 523 Rochdale.

1430 Gracedale – Laid a drain pipe; unclear if they had to get approval to do that work by City. Warren to follow up with the City.

c) Welcoming Committee

Edna and Tony continue to support the Welcoming Committee. Edna Coghlan said she will make the rounds this week. Tony to provide the packets to Edna.

We will provide as many websites as we can including the sub and the City's websites.

a) Building Use & Restrictions violations

We discussed the process. How do we go addressing them? Can we provide some options for various violations (lawns that need to be mowed, double axle trailers or RVs on property) Include in the Welcome Packets and mention in the newsletters with mention some companies.

Warren brought up standard operating procedure. Case by case basis. Contact the homeowner, send a letter, and make a complaint to the City. You can leave your name or not. When you go to the complaint section of the site with a picture, then the City has responded.

If we get a complaint, the Board sends a letter. Then the Board members make a call to the City and make a complaint in 2-3 days of the complaint. Need to follow it through. Tony to draft the procedure and will send to the Board.

No update on 202 Rochdale – Warren will follow up with Rick Urbis.

b) New Members – Sub Directories

We are working on securing the ads and information for some new residents. The plan will be to print and distribute by the end of November. Ashley said that she will help, too.

For the ads, remove the two on the inside back cover (Wendell and Instant Maintenance). Trisha to check with Tom on the Dillman & Upton ad. The ads cover the cost of printing. ½ page ad is \$50 and full page ad is \$100.

6) New Business

a) Quarterly Meeting Dates: 1 Feb and 3 May 2021, 7pm.

Will add the dates to the newsletter and the website; Zoom meeting for now

Annual Meeting in June - Third week in June (Date TBD)

August 2 and November 1, 2021

b) Beginning work on next meeting's agenda

Meeting Adjourned – 8:58 pm