

ROCHDALE ASSOCIATION
Board of Directors Meeting
Dec. 5th, 2022, at 7:00 pm
Held at Rochester Hills City Hall, Meeting Room #221

1) Call to order 7:07 p.m.

2) Roll Call

Board Members in Attendance Tony Craft, Warren DeWitt, Rick Wagener, Edna Coghlan, Chris Gadulka, Tom Greaves, Joel Morris. (Randy McGillis proxy given to Warren DeWitt)

3) Approval of Minutes from 2022 Q4 Board Meeting on November 7th, 2022 – Sent via email for review on 11/18/22, officially approved in this meeting, posted on website 12/14/22

4) Officer Reports

a) President (Interim) Warren DeWitt - Will discuss in agenda items

b) Vice President Warren DeWitt

c) Secretary – Open Position (Sue Hesson – Recording Secretary)

d) Treasurer – Rick Wagener – Plan to send dues invoices around Dec. 15th to allow two weeks prior to Jan 1st due date. Warren to review invoice and Profit/Loss statement after end of month, November, has been reconciled. All agreed to include Profit/Loss statement with dues, but not balance sheet due to privacy concerns. Will address request for financials in newsletter.

Warren to verify with Ultra on fall clean-up.

5) Old Business

a) Park Committee – Quotes for tree work. Contact County Tree II and Eager Beaver

b) Planning Committee – Lot 30, End of November owner reached out with question about bus stops and are still working on designs. Walton/Rochdale vacant lots, Warren or Rick Urbis to send letter to remind owner lots are not splitable per Deed Restrictions.

c) Welcoming Committee – Edna to touch base with 446 Rochdale and 1510 Stockport. Also 265 Rochdale and 300 Orchardale when they sell.

d) Building Use & Restrictions violations – Get Standards approved by Board and Urbis so we can move forward with current violations. Tony to get forms to the Board. Look into Chapman/City violations.

e) Website Status/Update – Warren needs to follow up with Mike to discuss transfer of website to HOA. Board also to investigate having a new website built so we can have password protection and pay online option.

f) New Directory Status – Trisha has directories ready to print, will do final updates in new year and distribute with newsletter mid-January.

6) New Business

a) Presidency Vacancy – Chris Gadulka – Chris reached out to Board on 11/7 via email stating his interest in filling President position. Since Chris is already a Board member the Board can vote to approve him as an officer/president. Chris and his wife love the neighborhood and plan on being here a long time. Feel fortunate to have great neighbors and have a good repour within the neighborhood. Chris looks forward to bringing his leadership skills from the culinary world to the table as well as his wife’s organizational qualities. The Board voted unanimously to vote Chris Gadulka as President of HOA and will remain so until end of his term in 2024.

7) Financial Reports – Audit suggested at August meeting by Mark Bunch – After discussion Board agreed paying for a base level audit at a minimum of \$1000.00 was not warranted or necessary, but will table for now. Once treasure receives year end bank statements copies will be provided to Mark per his request. Furthermore, if Mark would like to review the books in the presence of board officials that can be scheduled. Budget will be provided at Annual meeting.

a) As discussed at November meeting we will discuss savings account options for February meeting.

8) By-Laws Review – After discussion Board felt current By-Laws are sufficient but will contact a few attorneys to acquire cost to have it reviewed.

(9 Management Companies – Prior to November meeting Warren had reach out to a Property Management Company to get base cost and provided services. Rough estimate brake down is \$500-600 per month which equates to \$60.00 per household annually. Board agreed to having a presentation from one or two companies to gather information.

10) Newsletter- Chris Walczyk will be putting newsletter together, board members will provide content. Chris will put together a letter from the President. To be distributed mid January.

11) Planning Committee – Warren to reach out to Ian Morse on shed and follow up with Rick Urbis.

7) Meeting Adjourned – 8:30 p.m. by Board President Chris Gadulka