

ROCHDALE ASSOCIATION
2022 Annual Meeting
June 15th, 2022, at 7:00 pm
Held at Rochester Hills City Hall, Auditorium and via Zoom Meeting Platform

1) Call to order – 7:18 pm

2) Roll Call

Board Members in Attendance

Anthony Craft, Warren DeWitt, Rick Wagener, Trisha Cox, Tom Greaves, Edna Coghlan, Randy McGillis, Beverly Ritchie, Ashley Lamberti, Chris Gadulka

Members in Attendance

Chris and Larry Walczyk, Susan and Mike Wood, Gary Barley, Denise Murphy, Lauren and Eric Rito, Andre Basin, Katie Gadulka, Julie Dauphin, Jose Navarro, Julie Heiser, Gary Coghlan, Sue Hesson, Bob Troshynski

3) Approval of Minutes from 2022 Q2 Board Meeting on May 2, 2022 (sent via email) and approved by email.

4) Officer Reports

a) President – Tony Craft introduced himself. He explained that we are trying the hybrid meeting format. Tony shared information for fire department information tags for homes. Encouraged the residents to take one. His updates are under old and new business

b) Vice President – Warren DeWitt introduced himself. Been on the Board a long time. His updates will be under old and new business.

c) Secretary – Trisha Cox introduced herself. She explained that she is not pursuing another term. The Secretary position is open. The responsibilities include:

- Attend the Board meetings
- Document the meeting minutes
- Email the meeting minutes for approval to the Board members
- Once the meeting minutes are approved, request the meeting minutes to be posted to the Rochdale Sub website
- Attend and support HOA events
- Share any information that needs to be posted on the Facebook pages to ensure residences are informed
- Answer or get answers to any questions that we receive through the HOA email box

The other responsibilities that Trisha managed the newsletter and the directory will need to be managed in the future. Chris Lucarelli agreed to take on the newsletter a couple of months ago. Trisha is finishing up the latest version of the directory.

We had Board Members who had terms that are ending - Beverly Ritchie, Chris and Beth Lucarelli and Chris Gadulka all agreed to continue for another two years. Tony made the motion. Rick seconded motion. All voted yes.

Ashley Lamberti – She is stepping down as a Board Member. She said that she will continue to support welcoming committee.

d) Treasurer – 2021 – Ended in the black with a balance of \$500. Compared to 2020 we were able to stay afloat

January-June of 2022 – With the increase in dues, we are doing well. All the expenses are on par.

Dues update - 103 have paid; 7 are outstanding; 2 are outstanding for several years; new invoices will be sent to those who have not paid with the late fees. Best year of dues collection in many years.

5) Old Business

a) Park Committee – Status update.

Beverly Ritchie – requested \$3,000 for a gaga ball pit; wants to remove the seesaw; more discussion to move the seesaw; consideration to add something else; to create a natural playground; we also need to talk to insurance company. Warren or Rick to call the insurance company.

Tom Greaves asked about equipment for the gaga ball pit.

Edna mentioned that the City Park & Rec to see if there are any requirements to be able to implement; need to see if there are spacing issues; need to look at insurance restrictions

Bev and Chris – July 30 & 31 – raking the pond; need volunteers to help clean up the muck; to be able to also clean up; pull some invasive plants; another idea is to paint rocks and place around; Beverly to send out a message to ask for other ideas for the park.

Randy and Christine said they can put the garbage from the pond.

Randy asked if the committees are supposed to bring ideas to the Board. No motion made. Committee to gather more information and bring to next Board meeting.

Trees – they have netting around the new trees to keep the deer away.

Warren thanked Rick for all his work this year. He fixed the picnic table and the lights. Rick also maintains, moves and store the fountain in the winter.

b) Planning Committee – Submissions, Approvals, Issues.

Lot 30 – Working on the plans for the lot. The front setback was adjusted and a compromise was made. The landowners have agreed to change their plans and are working with their architect to make change.

c) Welcoming Committee – New Residents, Listed Properties.

Information for all new residents have been shared to update the directory. No new updates.

d) Building Use & Restrictions violations – Status update.

Warning letters are being finalized and will be shared with the Board.

RVs are being parked for long periods of time. They can be brought in to be cleaned. The City time limit is 3 days before and after. Dual axle letters will be sent.

Shed was built without the Board's approval. Rochdale HOA Shed bylaws and deed restrictions are different than the City. We require plans and approval for any type of shed.

Reminder to not feed the deer.

Make sure the dogs are on leash.

If you are doing an open pit fire, you must have a permit. The permit is good from May to December. You can get the permit from the city.

202 Rochdale – Almost current on the dues; City currently has no violations currently listed. If residents have issues, please contact the City with issues.

e) Association Annual Dues, On-line Payment Option - Status update.

Tony provided an update. Tony and Rick checked in with the bank. He will bring options to a future meeting. Some people may want to pay quarterly versus the annual pay. Is it an auto-withdraw?

Solicitors – They need to have background checks. It is recommended to put up a no soliciting sign. Aptiva does not have the approved solicitors' licenses.

6) New Business

a) Quarterly Meeting Dates: 1 Aug & 7 Nov 2022. 6 Feb & 1 May 2023. Monday nights, all at 7pm. Rochester Hills City Hall, Meeting Room #221, hybrid model with Zoom Platform.

b) Other Event Dates & Point of Contacts:

i) Subdivision Picnic – Need a point of contact; add to the newsletter and website

ii) Halloween/Children's Party – Need someone to plan it; add to the newsletter and website

iii) Subdivision Garage Sale (later/2nd) – No official coordinated garage; Beth has been the contact

Newsletter – Provide ideas to Chris Lucarelli; Tony made suggestions of what can include Hazardous materials collection; reminder of the speed limit is 25 mph;

Speeding in the Sub - Warren will reach out to Oakland County to see if we can get the radar cart

7) Meeting Adjourned – 8:38 pm