

**ROCHDALE ASSOCIATION 2022 Q3 Board Meeting**  
**November 7, 2022, at 7:00 pm**  
**Held at Rochester Hills City Hall and via Zoom Meeting Platform**

1) Call to order – 7:04 pm

2) Roll Call Board Members in Attendance:

In Person: Tony Craft, Warren DeWitt, Rick Wagener, Tom Greaves, Randy McGillis, Edna Coghlan

Members in Attendance:

In Person: Denise Murphy, Ian Morse, Adel Morse, Mark Bunch, Sue Hesson, Rick Urbis

Zoom: Katie Gadulka, Amy Bunch, Caryn DeWitt, Julie Hoensheid

3) Approval of Minutes from 2022 Q3 Board Annual Meeting on Aug 8, 2022 (sent via email and approved on 10/19)

4) Officer Reports

a) President

- Warren DeWitt (as VP) filling in as interim president when Tony Craft had to step down in August.
- Priorities are to watch out for the community and enforce deed restrictions.

b) Vice President

c) Secretary

- Trisha has stepped down except to complete directory which should be out after first of year.
- Recording - Meeting Minutes – Sue Hesson is taking over meeting minutes.
- Still looking for Communications Secretary.

d) Treasurer

- Currently the money has been left in regular account as interest rates have been so low. As CD rates go up, should the funds be moved? Rick can make a spreadsheet with different options. Will table until after the new Year.
- Dues bills/letters should be mailed between December 15-20.
- Vollrath property was supposed to close on November 1. Still in contact with Title company for overdue debts.

## 5) Old Business

### a) Park Committee

- Gaga ball pit has been installed. There have been some children enjoying it. Nationwide Insurance has added \$28 to the yearly premium.
- Need to address pruning, deadwood, in some of the park trees. Spruce on Rochdale and oaks around playground.
- The fountain for pond, usually taken out and stored by Rick, is being removed and serviced by Tri-County Aquatics for schedule preventive maintenance. Fee of \$765.
- Still have a year left on mowing and leaf cleanup contract with Ultra.

### b) Planning Committee

- Lot 30 owners are working with their architect. Hoping to start work in the spring.
- 1501 Rockingham looking at a shed or second garage.
- 362 Orchardale have installed a shed that was not approved beforehand. Owners are present to see what can be done. They did ask the neighbors before building, but board is worried about setbacks. The county has a picture of the area which they've tried to scale property lines on, but it's not accurate. Edna Coghlan had a stake survey done several years ago. Others have been able to use her stakes to have surveys done. We do require plans for all sheds.

### c) Welcoming Committee – New Residents, Listed Properties.

- Edna said she'd done no official "welcoming."

### d) Building Use & Restrictions violations.

- Tony working on Standard Operating Procedures for violations and penalties.
- Current Issues
  - 1468 Gracedale complaint regarding RV. Still working with them.
  - Chapman property has fence, so city does little about it.
  - 1473 Walton has asked for a fence because there are coyote sightings. Not a perimeter fence so should be okay.

### e) Association Annual Dues, On-line Payment Option

- Currently only 4 delinquent properties.
- To put dues payments on website, need to determine which software to use.
- Checks and potentially directly paying to the bank account would incur no costs.
- Like the city, people would have to pay for the fees to use credit cards.

### f) Website Status/Update

- We still have current domain for website and are working to secure under HOA control.
- Card reader, web server, software use for payments will all cost several \$1000.
- Security needed if we add personal and/or payment information on site.

- Current costs of website has been incurred and donated by a homeowner thus far, but will become an expense of the HOA.

g) New Directory Status

- Trisha Cox is working on it and hopes to release it at the beginning of the year.
- Will incur more cost as less ads were placed.

h) Other Event Dates

- Subdivision Picnic – this year cancelled by weather. 2023 will be returning to potluck and need someone(s) to organize.
- Halloween/Children’s Party – cancelled due to lack of help.
- Subdivision Garage Sale – held Sept 18 – 20.

6) New Business

a) Distributing Financial Information

- Bunch hired attorney to get financials. Met Oct 26<sup>th</sup> to answer questions and provide documents.
- Put financial information (income & expenses) in Dues Bill.
- Most expenses are for the common area – lawn, tree trimming, pond improvement/dredging.
- Playground and possible pavilion improvements also possible.
- Other costs – electric, paper, postage

b) Vote to put financials in same mailings as HOA Annual Dues bill. Tony made the motion. Rick seconded. Passed 6 Yeas – 0 Nays.

c) Annual Meeting – Bylaws read in voting for the board, there is one person per property if the property is in good standing (have paid dues) who can vote. The person voting must be an owner (not renter, child or mate) unless a suitable proxy is provided. Empty lots don’t pay dues so do not vote.

d) Vacancies on board – President and Secretary which can be only filled by board members. Anyone else would have to wait until June to be voted on the board. Secretary position could be broken into parts.

e) We need more active members and volunteers. No one volunteering has prevented the picnic from rescheduling and the Halloween party from happening. There is the possibility of using a management company, but costs would go up for every property for everything they do.

f) Vacant Lots on Walton/Rochdale. A new mailer correctly states the property is residential. But incorrectly says the lots can be split which is against our deed restrictions. Agent will be notified of error.

Quarterly Meeting Dates: Feb 6 & May 1, 2023. Monday nights, all at 7pm.

Rochester Hills City Hall, Meeting Room #221, hybrid model with Zoom Platform.

7) Meeting Adjourned – 8:35 pm