

**ROCHDALE ASSOCIATION**  
**Board of Directors Meeting**  
**November 28, 2023 at 7:00 pm**  
**Rochester Hills City Hall, Room 221 or via Zoom**

- 1) Meeting was called to order at 7:03pm and HOA President, Chris Gadulka, welcomed the group.
  - Board Members in attendance:
    - In-person:
      - Edna Coghlan
      - Warren Dewitt
      - Chris Gadulka
      - Katie Gadulka
      - Tom Greaves
      - Mark Kowal
      - Randy McGillis
      - Yvonne Verschueren
      - Rick Wagner
    - Online:
      - Sue Hesson
      - Joel Morris
      - Tony Craft
  - Members in attendance:
    - Online:
      - Chris Walczyk
- 2) Verification of the Approval of Minutes from June 21, 2023 Meeting - minutes were approved via email by the Board.
- 3) Old Business
  - a) Planning Committee Updates
    - Ian Morse survey completed and approved – Warren to send approval letter.
    - Building Use Restrictions violations – The plan for Lot 30 was approved in August. Warren to reach out on the status.
  - b) Bylaws Review

- Some clarifications are needed but will be working on this with the new attorney, once that is determined.
- c) Website Status Update – Mieszko Osiewicz
  - Need to get a contract drafted once we sign on with a new attorney. Chris to follow-up with Mieszko to see if he will be doing the work pro bono or if he will require a fee.
- d) Management Company Update
  - Tabled as of last meeting.
- e) Park Committee
  - Dredging of Pond – On hold until we have the funds.
  - The contract is up for Greens company in February, will need to look into a new company.
  - A tree fell in the park – Warren got a quote from County Tree, however it's in a safe spot so we will wait to have the work done.
  - Rick/Warren pulled the fountain for Winter.
  - Other work potentially needed in Spring – there are a few Spruce trees that look bad.
  - Warren put a new tree in the park.
- f) Welcoming Committee
  - 1473 Walton – Edna gave the form to someone last meeting. Katie to look in files and if not found, Edna to re-provide.
  - 265 Rochdale – Edna provided the form at the meeting.
  - Need forms for the following addresses:
    - 300 Orchardale
    - 187 Orchardale
    - 1470 Ashton
  - 1533 Walton – Just sold.
- g) Upcoming Newsletter
  - Aim to send this out in January/February with dues reminder included
- h) Directory
  - Just did a new directory last year, so we are good for another 2 years.
- i) Street Maintenance
  - On hold – Warren to reach out in the Spring for re-tar/seal work.

#### 4) New Business

- a) Review Attorney Proposals – Katie/Chris to resend the information for the group to review and prepare for a vote at or before the next Board meeting.
  - Hirzel Law
  - Pentiuk, Couvreur & Kobiljak, P.C.

**\*\*After the meeting, Warren sent two additional attorneys to review, at the recommendation of Rick Urbis:**

  - Adkison, Need, Allen & Rentrop PLLC
  - Makower, Abbate, Guerra, Wegner, Vollmer PLLC
- b) June Board Meeting Minutes need to be posted to the website.
  - Warren to connect Katie with Mike Wood to assist with getting these posted.
- c) Complaint came in regarding tree removal on Orchardale (backing up to park)
  - Claims that they are removing trees that aren't on their property. Chris to walk over and talk to the neighbors about their tree work.

#### 5) Officer Reports

- a) Treasurer – Rick Wagener
  - Financial Reports:
    - Reviewed P/L to date.
    - Confirmed that the Gaga ball pit is on the P/L, as that was a question asked at the June meeting.

- Insurance costs more than doubled with the new company.
- Dues:
  - Only 3 homeowners haven't paid dues for 2023.
  - New dues invoice to be sent out 2 weeks prior to the 1<sup>st</sup> of the year.
  - Tom to put signs out in the sub for dues just after the 1<sup>st</sup> of the year – Warren/Rick can help with this if needed.

b) Vice President – Warren DeWitt

- New signs need to be created and put up around the pond in order to comply with new insurance.
  - Warren to work on wording for the signs and send them to the group for review. And Mark Kowal has a contact for getting the signs made. This needs to be done ASAP so we don't run into any issues.

c) President – Christopher Gadulka

- Scheduled next meeting for February 6<sup>th</sup> at 7pm. Katie to book the meeting room at City Hall.

6) Meeting adjourned at 7:55 pm.