

ROCHDALE ASSOCIATION 2023 Q2 Board Meeting
May 1, 2023 at 7:00 pm
Held at Rochester Hills City Hall and via Zoom Meeting Platform

1. Call to order – 7:05 PM
2. Roll Call Board Members in Attendance:
 - Chris Gadulka, Warren DeWitt, Tom Greaves, Edna Coghlan, Anthony Craft, Randy McGillis
 - Zoom: Joel Morris
 - Members in Attendance:
 - Katie Gadulka, Sue Hesson, Mieszko Dsiewicz
 - Zoom: Matt Lamberti, Andre Basin, Ian Morse, Amy Bunch, Julie Dauphin
3. Approved Minutes from 2023 Q1 Board Meeting on February 6, 2023. Sent via email and approved via email on April 30, 2023.
4. Old Business
 - a) Planning Committee
 - 460 Orchardale – Addition has been started and approved by Board.
 - 362 Orchardale – Shed was built without the approval or verification of required setbacks. The homeowner provided Oakland County Property Description Map to determine property lines. This map cannot be verified by the Planning Committee to determine if shed is within HOA setbacks. The board has requested a verifiable site survey.
 - b) Building Use & Restriction Violations / Bylaw Review
 - Per Bylaws - Boats, RV's, and double axle trailers are not allowed per Building and Use Restrictions. Single axle trailers are allowed. Currently talking to owners and sending letters are not working to stop violations.
 - The bylaws call for going to court with violators paying all fees if the Homeowners Association wins. This is a step that has not been resorted to – at least not recently.
 - Discussed fines for violations. If we survey storage facilities in the area and charge more than the most expensive, some may still pay fine rather than moving the vehicle in question. Need to talk to a lawyer about any fines because violations are against deed restrictions not late dues.
 - Rick Urbis will not be the point of contact for violations as we do not feel it is appropriate to put him into conflict with neighbors if we go to court.

- Tony Craft has written standard letters to be used in each type of violation. For each violation the letter calls for:
 - 1. what complaint is,
 - 2. what needs to be done to rectify the problem,
 - 3. Cite the portion of the bylaws that applies to the situation.

c) Website Status

- Mieszko Osiewicz, a Rochdale Homeowner, has been working on a new website. He had a prototype which looks like the current site ready for viewing at Rochdalesub.in-metro-detroit.biz Those viewing it from their phones said it looked good.
- The new site might be able to move to the current web address.
- The site could be able to allow logins to lock all or part of it for security. The directory could be moved there. Dues payments could be made from site if we decide on a vendor.
- Emails could be sent to all of the Board, not just one who is responsible for getting it to others as the current site does.
- If Mieszko leaves or is unable to continue hosting the site, it could be migrated to another host easily.

5. New Business

a) Management Company Search

- Kramer-Triad Management – Possible company – the contact got COVID so need to set new meeting.
- Rochester Property Management Group provided a proposal – Fees were quoted as \$3600.00 for bookkeeping; \$5900.00 for bookkeeping and administration (including bylaw violations); \$9888.00 for everything (including contract bids). Per house cost \$32 / \$53 / \$89. We don't need help with the finances so much as the administration particularly of violations.
- The problem will be convincing the 90% who are not or have never been on the Board of the extra expense.

b) Park Committee

- Dredging of the pond – Need to talk to Tri-County Aquatics about consulting and making recommendations for the pond.
- Pellets – Randy McGillis will get the pellets from Warren and treat the pond moving forward.

c) Welcoming Committee

- 1473 Walton – Just closed last week; no move-in information yet.
- d) Upcoming Newsletter
- We need to get it out to announce the date / time of annual meeting.
 - Need to have people watch speed and parents to watch kids especially on bikes.
- e) Street Maintenance
- Tarring cracks on streets. Warren will make a request with City DPW.
 - Also see if the automated speed cart can be set-up.
- f) Agenda for June Annual Meeting
- President needs to gather information needed at meeting
 - Agenda needs to be set 10 days before so people can see it.
 - Who wants to run for the board? Trisha Cox will have list of who is up for re-election. Rick Wagener is okay with being on it.

6. Officer's Report

- a) Secretary
- Sue Hesson taking minutes. (non-board member)
- b) Treasurer – Rick Wagener
- Has sent out a report of who paid dues and those who are delinquent.
 - Needs to send notices to those who are delinquent.
 - Needs to check current CD's interest rates.
- c) Vice President – Warren DeWitt
- d) President – Chris Gadulka

7. Meeting Adjourned – 8:15PM

Annual Meeting: Wednesday, June 21st at 7pm in the City Hall Auditorium