

# **Rochdale Homeowners Association**

Tuesday, June 11, 2013  
6:30 p.m., Rochester Hills City Hall

**8 Directors Present**      Warren DeWitt, Tiffany Fronek, Herb von Rusten, Joel Morris, Edna Coghlan, Randy McGillis, Tom Greaves (arrived 6:49p.m.), David Grice

**4 Directors Absent**      Rick Wagener, Carl Pasbjerg, Mark Bunch, Dan Lewis

- 1) Call to order & welcome from Warren DeWitt, Rochdale President at 6:38 p.m.
- 2) Roll call of directors present.
- 3) Approval of April 16, 2013 Minutes – Herb moved to approve, Randy seconded, motion passed.  
(Note: Minutes reviewed via email prior to meeting by Directors)
- 4) Officers Reports:
  - a) President's Report: communications since April 16, 2013:
    - i) Two communications with Mr. Coulter. 1) Unsightly conditions at 90 Orchardale making it difficult to sell home, half removed tree and uncut lawn. Warren recommended Mr. Coulter call the city. Warren emailed Dan Lewis about the complaint and touched base with the city. Warren reply to Mr. Coulter with Dan's reply. 2) Coulter called on a Sunday before an open house to say the laundry is out. Warren suggested he call Dan himself as Dan had stated he could do in his email.
    - ii) Only 6 people were interested in garage sale so it was cancelled.
    - iii) Both letters (1: approve shed) (2: not approve fence) were mailed to Knapps'. Warren will send copies to Tiffany for communications folder.
    - iv) Call from Mr. Morrison – Wonder why dead spruce east of his house has not been removed, plus another is leaning. Spruce trees are also creating blind spot. Feels raspberry patch is over grown and unsightly. Warren explained he thought 4-5 spruce trees along border belonged to Mr. Morrison, but would discuss at next meeting. Would also bring up raspberry patch. Mentioned spruce was elevated last year to provide sight clearance at end of the driveway.
  - b) Vice President Report: not present
  - c) Secretary Report: Tiffany has received NO communication from Rochdale homeowners regarding nominations for the board, changes to directory, or any other matter.
  - d) Treasurer Report: Mark not present but Warren review
    - i) Transactions: \$400 for Sprig Cleanup

ii) Review Income statement provided by Mark

iii) Edna asked about \$643.75 revenue/dues for April and May. Warren will check with Mark..

#### 5) Unfinished Business

a) Deed Restrictions – Warren will give copies to Randy who will take them to Kinko's to have copies made. Randy will work on a cover letter. 115 copies.

b) New Directory – 2013:

i) No more ads sold.

ii) We will have printed after annual meeting when new board is named.

iii) Randy suggested adding some park rules at the beginning of the directory. Also add permanent date for annual meeting, garage sale and picnic.

c) Pond/Park Improvements: Order a bucket of digester pellets to treat pond. Used to treat over the summer season to help control muck build up.

d) Lawn Care Contract: Ultra agreed to adjustments on spring and fall clean-up price.

e) State of Michigan dismissed the disability claim for Steve Chapman: insufficient evidence to proceed.

#### 6) New Business

a) Park spruce trees, Morrison complaint

i) We need to find out where the property line is located to resolve this question. Edna will look for her picture from the city. Dave Grice can go to the city and get the proof as well.

ii) Mr. Morrison is also concerned about the overgrown raspberry bushes and vines. Warren asks ALL board members to stop by and take a look at that area to see if we want to try to do this work ourselves or hire somebody. Wendell Tree is coming in the fall so perhaps they could provide a quote.

b) Annual Meeting

i) Warren called city hall to reserve the big room Tuesday, June 25<sup>th</sup> at 7:00 p.m.

ii) Tiffany went over board of directors up for election

iii) No one has agreed to be President so Warren will remain in position

(I) Present directors worked on distributing work load, list to be posted on web-site and perhaps directory. Tiffany will work on this.

iv) Randy said he would run for Vice President if Rick would like to step down. Warren will contact Rick to discuss.

v) Tom will put signs out the Friday before the annual meeting.

vi) Warren will contact sheriff to arrange for a peace officer present at the meeting.

c) Annual Picnic Date/Committee

i) Date for September 8<sup>th</sup>

ii) Tiffany to organize

d) Permanent Sub Dates: (Warren moved, Randy seconded. Motion passed.)

i) Garage Sale: FRI/SAT after Mother's Day

ii) Annual Meeting: 3<sup>rd</sup> Tuesday of June

iii) Annual Picnic: Sunday after Labor Day

7) Warren DeWitt adjourned the meeting at 8:05 p.m.

Minutes respectfully submitted by Tiffany Fronek.