

# **Rochdale Homeowners Association**

Tuesday, September 10, 2013  
6:30 p.m., Rochester Hills City Hall

**6 Directors Present** Warren DeWitt, Tiffany Fronek, Herb von Rusten, Edna Coghlan, Tom Greaves, Mark Bunch (presented Treasurer's report early & left meeting at 6:55p.m.)

**6 Directors Absent** Rick Wagener, Joel Morris, Carl Pasbjerg, Randy McGillis, Dave Grice, 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 June 25, 2013 Minutes – Herb moved to approve, Tom seconded, motion passed. (Note: Minutes reviewed via email prior to meeting by Directors). Warren would like to approve minutes more quickly in the future by approving via email so they can be added to the website as soon as possible.
- 4) Officers Reports:
  - a) President's Report:
    - i) Communications since June 25, 2013 Annual Meeting:
      - (1) Dragos Catanescu: Luke & Melinda Walsh's dog chased his dog and traumatized his wife & dog. Dragos is handling everything himself – calling sheriff, attorney, etc., but he asked the board to put something in the next newsletter about keeping dogs on a leash. Warren called Dragos & said there's nothing in our bylaws/deed restrictions giving a way for the board to enforce. City enforces license & leash laws. Warren also called Walsh's to try and keep communication open & discuss the event.
      - (2) Jan Hansen – Rochester Neighborhood House sent thank you card for sunshine fund donation.
    - ii) Halloween Party – Email vote, 9 approval votes for a \$50 budget passed 8/17: Trisha Cox & Caryn DeWitt will plan the party.
  - b) Vice President Report: not present
  - c) Secretary Report: nothing new to report
  - d) Treasurer Report:
    - i) Transactions: Mark reviewed expenses/revenue through August 31<sup>st</sup>. (Note: Statement/Balance Sheet available per request)

- ii) We have approximately \$2,200 of 2013 budget to use through the end of the year to break even. Warren said we will need at least four more cuts for lawn care.
- iii) 30 day warning letter for liens: Forcon, Rossbach, Russ/Allen – Tiffany needs copies of this correspondence.

## 5) Unfinished Business

- a) Sub Picnic – 25 or so attended. Thanks to Herb for donating soda/water. Thanks to Tiffany for planning & her husband Jeff for grilling.
- b) Deed Restrictions Copies– 115 total. Tiffany will check her files for historical copies of the bylaws & building use restrictions. She will also check with Mike Wood to see if he has them available in a Microsoft Word format. Warren will call Rick Urbis for further protocol and legal.
- c) New Directory – 2013: Friday Sept 20<sup>th</sup> deadline
  - i) Limcaco new phone #: Warren will email it to Tiffany
  - ii) Tiffany will update the New Board list in directory
  - iii) Add permanent dates: picnic, Halloween, etc.
  - iv) For residents who have passed away or moved, Tiffany will leave those addresses off of the directory and leave the names blank on the directory map.
- d) Dead Spruce Tree: quote/insurance. Edna's map of sub clearly shows that the dead spruce tree is on the park property, not Mr. Morrison's lot. Warren told Mr. Morrison we are working to get this resolved ASAP. Warren moves to approve Wendel Tree quote regardless of insurance coverage. \$1,025 total. Unanimously passed. Tiffany is attempting to tie this into our original August 2012 Lightning Claim.
- e) CD Rollover: VOTE. Warren moved to roll CD accounts into Flagstar Bank Savings account. Unanimously passed.

## 6) New Business

- a) Park – Raspberry Patch
  - i) Park needs help in areas. Raspberry patch is getting to be a jungle. Edna doesn't think any residents even use/want the raspberries anymore. Warren doesn't want to eliminate altogether, but we need to trim back. Wild grapevine, etc. are making it worse. He doesn't think we would get enough volunteers to help do this & Herb/Tom wondered if we should just bid it out. Shrinking means removing vegetation first, then next spring use vegetation killer to kill the roots. Afterwards prep and plant grass seed. Warren will get quotes from Wendel and Ultra.
- b) Newsletter: Trisha Cox has volunteered to be our new editor.

- c) Christmas Party: With no volunteers (Amy Bunch cannot organize this year) to organize and minimal interest last year (13 couples last year) board has decided to look into a casual Christmas “gathering”, like meeting up at a local restaurant.
- i) Edna never saw any feedback after party to see if we broke even after approving \$400.00 from association account. Warren said the approved \$400.00 paid for the catering, the guest fee was just enough to pay for the room rental. Bunch’s paid out of pocket for favors, etc. Edna would rather see the \$400 put toward the annual picnic and have catering.
- d) Facebook – Edna needs newsletters in an email to cut/paste into our Facebook page. Edna will contact Mike to get our website linked to our FB page.
- e) Next Meeting Dates – Tuesday, December 3<sup>rd</sup> at 6:30pm at City Hall.

7) Warren DeWitt adjourned the meeting at 8:03 p.m.

Minutes respectfully submitted by Tiffany Fronek.