

**Rochdale Subdivision Homeowner Association Board Meeting**  
**Tuesday, December 2, 2014 at 6:30 pm at Rochester Hills City Hall**  
**4 in attendance**

1) Call to order at 6:33 pm by Warren DeWitt, President

2) Roll Call

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Tiffany Fronek and Tom Greaves

3) Member(s) in Attendance

- None

4) Approval of Minutes from last Board Meeting on September 10, 2014 (sent via email) and approved by email.

- a) Members who approved: Warren DeWitt, Tiffany Fronek, Edna Coughlan, Randy McGillis, and Herb von Rusten
- b) Reminder that the Meeting Notes are on the website ([www.rochdalesub.com](http://www.rochdalesub.com))

5) Officer Reports

a) President

i. Communications

- a. Tree Planting – Warren spoke with Jerry at the City of Rochester Hills about tree planting in the spring. They do offer a joint venture between sub and the City if trees are planted within city roadway easement. Need to schedule with Jerry to find out width of easement along Rochdale and Roehampton.
- b. Pond Treatment – Warren spoke with Frank about helping Randy with adding the pellets to the pond each month, he declined. Randy McGillis will handle and Tom Greaves will help, if needed.
- c. Rochdale P.O. Box – Warren pick-up second key and is on Caryn's key chain. Added email notification to the account and had Trisha Cox, Randy McGillis, Mark Bunch and Rick Urbis as authorized recipients.
- d. Thank you notes – Board received two thank you notes regarding the donation made to the Rochester Neighborhood House in memory of Rochdale resident, Sid Wilde.

b) Vice President

ii. Not in attendance

c) Secretary

i. Communications

- a. Update since the meeting: Newsletter was delivered the day after Christmas 2014. Any ideas for content for the newsletter, please send to Trisha Cox

d) Treasurer

i. Communications

- a. Mark Bunch will email the financial reports.  
b. Update since the meeting: Dues invoices were sent on 12/8/14.
  - 2013 Dues - four delinquent residences

6) Present Member Comments

- a) No members in attendance

7) Unfinished Business

- a) Deed Restrictions – Warren will follow up with Rick Urbis.

b) Park

- i. Tree work – Wendell Tree is waiting for solid ground. Once we have solid ground, the work will be completed.  
ii. Posts installation – Thank you Rick for installing the posts in the park.  
iii. Tether Ball – It has not been removed yet.  
iv. Fountain Maintenance
  - Original quote remained the same. During the maintenance of the fountain to clean and replace the seals, an issue was discovered, oil leaking into wire housing. The additional issue cost \$425 to fix. Warren approved this expense.
  - Need to plan for this fountain maintenance every 2-3 seasons.

c) Halloween Party

- i. The Halloween party took place on Sunday, October 26, 2014 at Rochdale Park. 19 kids and residents' grandkids were in attendance. The budget was \$100 and the Party Committee spent \$135.65. While the Committee went over budget, they purchased \$39.43 in reusable/extra items (e.g., tablecloths, another set of invitations, a game, napkins and cups).

d) Liens

- i. Pay-off amounts for two liens have been paid for 1484 Gracedale (Rossbach) and 1525 Stockport (Ball). Will have liens discharged as soon as possible.  
ii. Need to place a lien on former Russ home (447 Rochdale)  
iii. As of December, we will have 3 residences with liens:
  - Vollrath (446 Rochdale)
  - Pallard (26 Rochdale)
  - Forcon-Alhuk (1473 Walton Rd.)

8) New Business

- a) Contract with Tri-County Aquatics for the pond treatment has increased by \$25 for the first treatment (\$350 to \$375); Additional treatment was originally less at \$175
  - i. For 2015, \$350 for a second treatment. A decision needs to be made no later than January 31, 2015. Warren will shop other suppliers to see if we can get a better deal. An email will be sent to the Board to vote once we have all of the details.
  - ii. Update since the meeting: Warren sent out an email on January 8, 2015 for the Board to vote via email on the following: After reviewing a competitor's price for the same treatment, Warren motioned that we approve a 3-year contract with Tri-County Aquatics.

Members who voted yes: Edna Coughlan, Herb von Rusten, Joel Morris (with comment - I would say 2 treatments if it will help long term), Mark Bunch, Rick Wagener, Tiffany Fronek, Tom Greaves and Trisha Cox

9) Next Meeting Date

- March 9, 2015 (Monday) at 6:30 pm at City Hall in Room 221

10) The meeting adjourned at 7:05 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.