

Rochdale Subdivision Homeowner Association Board Meeting
Tuesday, December 1, 2015 at 6:30 pm at Rochester Hills City Hall
6 in attendance

1) Call to order at 6:43 pm by Warren DeWitt, President

2) Roll Call

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Tiffany Fronek, Randy McGillis, Rick Wagener, Tom Greaves and Joel Morris

3) Members in Attendance

- None

4) Approval of Minutes from last Board Meeting on August 25, 2015 (sent via email) and approved by email.

- Members who approved: Warren DeWitt, Randy McGillis, Tom Greaves and Herb von Rusten
- Reminder that the Meeting Notes are on the website (www.rochdalesub.com)

5) Officer Reports

a) President

i. Communications

- John Christopher (1462 Rochingham) worried about the aesthetics of the two spruce trees east of his driveway and wondering if they on park property or his. Owner will determine who they belong to and follow up with Warren and discuss the plan if the trees will be removed.
- We received a check Forcon-Alhok (1473 Walton). He paid \$185 out of the \$400 he owed. \$75 to 2015 unpaid dues and \$110 to 2014 dues plus fees.
- 447 Rochdale is now current.
- Currently three residents who are delinquent and have liens for association dues – Pollard, Vollrath and remaining portion of Forcon-Alhok. Two others are one year behind.

ii. Plan Approvals

- Residents submitted plans to the Board for approval
 - 1484 Gracedale, resubmitted plans with new roofline and elevation
 - 1480 Rochingham, shed approval
 - 1479 Stockport, pergola added to existing deck
- Warren to send official approval letters

b) Vice President

- Randy has concerns over the pond. To be discussed in New business

c) Secretary

- No comments

d) Treasurer

i. Transaction

- Current balances - \$5,379 – Charter One Checking account; \$19,189 – Flagstar account
 - Paid for the fall cleanup approx. \$800
- Mark is leaving the Board and Rick Wagener will be the Treasurer starting January 1, 2016 (Mark will no longer be on the Board after this date)
- Peachtree software no longer supported. Mark recommending using a spreadsheet or clouded based system. Need a program for invoices (maybe QuickBooks). To be discussed after this year's dues are in and Rick gets a feel for things.

6) Present Member Comments - None

7) Park Improvements / Pond Improvements

a) Deed restrictions – Warren to provide to Rick Urbis, so he can put one document together; then post the information on the website. This will make things easier for everyone to understand the history of the restrictions.

b) Park

- Roehampton easement / Tree planting – Kentucky Coffee and Linden Trees have been planted. Warren spoke to Forestry Dept., Jerry Lee and thanked them for the trees.
- Tether ball – not removed yet
- Grill Assembly – Warren picked up the grill from Edna. This grill was designed for over a fire pit. It is still to be determined if the grill can be used.
- Raspberry patch – spring project – Warren will work with contractors to determine how much it will cost to fix this area.

8) Directories – Warren and Tom were able to collect six ads. \$300 on ad sales. Draft by December 15, 2015.

9) New business

a) Pond Condition

- Warren received an email from Frank Seleno with concerns with the condition of the pond. The Board discussed and agreed to use the digestive pellets for another year, sticking with the original plan to use for two years.
- We also look into getting some testing done to determine water quality.
- 10-12 inches of muck when originally measured by Mark and Warren Feb of 2013
- Some proposed solutions:
 - To dredge the pond, approximately \$20,000 to \$40,000
 - Divers with sediment approach \$13,000

- Excavators only get 60%-70% percent of sediment
 - To dredge, how to do it cost effectively
 - Reinforce banks with stone
 - Add aerators \$4,400 (cost plus electricity) would help support aquatic life
 - Will address restocking after testing and pellets use
 - Next Step: Measure again to see if the digestive pellets had any impact on muck levels and test the water quality; data to support the Board's decision; Oakland County Water to test; Warren to talk to Roger at Inland Lakes. Continue pellets for another year.
 - Dues invoices will be sent two weeks before the first
- b) Next Meeting Date – TBD (end of Feb or Mar)
- 10) The meeting adjourned at 7:47 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.