

Rochdale Subdivision Annual Homeowner Association Board Meeting
Tuesday, June 23, 2015 at 6:00 pm at Rochester Hills City Hall
15 in attendance

1) Call to order at 6:08 pm by Warren DeWitt, President

2) Roll Call

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Randy McGillis, Tiffany Fronek, Tom Greaves, Herb von Rusten, and Joel Morris

Members in Attendance (went around the room and each person introduced themselves including their address and how long they have lived in the sub)

- Richard & Joyce Tenniswood, Carol Reddan, Lou Bandemer, Larry & Chris Walczyk, Jerry & Gail Crosser, Paul & Kathleen Huizdos

3) Approval of Minutes from last Board Meeting on March 9, 2015 (sent via email) and approved by email.

- Members who approved: Warren DeWitt, Tiffany Fronek, and Edna Coghlan
- Reminder that the Meeting Notes are on the website (www.rochdalesub.com)

4) Officer Reports

a) President

i. Updates

- Changes in the sub – three houses for sale
- 1484 Gracedale is currently undergoing renovations; contractor bought the home
- On April 23, Warren attended a HOA Leadership Forum. A few takeaways:
 - We are going investigate a new website (nextdoor.com) designed to better communicate with the residents that is not attached to social media. Since we tried Facebook and we only have a handful of as part of the group. More to come.
 - Dues paid by residents - We are doing pretty good compared to other subs; 97% of our members pay their dues while other subs are at 40%.
 - The other subs have more social events, but we have the Annual Picnic and Halloween party.
- New directory coming in 2016! Know of any advertisers, please let Warren know. By having advertisers, we are able to keep the costs down to produce.

b) Vice President

i. Randy has been depositing the digestive pellets into the pond

- Warren explained why we went this route. Mechanical dredging was very expensive. Board worked with the pond contractor (Tri County Aquatics) and paid \$600 for enough digestive pellets for the season.
- Tom Greaves asked if the pellets make the pond murky. Warren explained it should not.
- Are the pellets effecting the fish? Warren stated the past two winters were pretty hard on the fish population.
- We can get some fish from Tri-County Aquatics. The pond is about 9-10 feet deep. It may be tough for the fish.

c) Secretary

i. Election of Members

- Trisha reviewed which members whose two years terms were ending. She read off the names and Warren confirmed that all of the Directors agreed to another two year term.
Members for another two year term
Edna Coghlan, Tom Greaves, Dan Lewis, Joel Morris, Mark Bunch
- Warren asked for a vote. Yes, to all or No. All participants voted yes. No write ins

d) Treasurer

i. Financials

- Warren reviewed the financial reports because Mark was not able to attend.
 - 4 properties are delinquent, 3 have liens on them.
 - 1525 Stockport and 1484 Gracedale – the dues on both properties were paid when they were sold
 - The light on Orchardale is billed and paid quarterly. The quarterly billing has been reduced quite a bit due to LED retrofit.
 - Insurance covered the cost of a Cottonwood that was struck by lightning. An additional tree was discovered in the process and the amount to take the tree down was covered.
 - Marks Note: \$27,807 in the two accounts (Checking at Charter; Savings at Flagstar); we are down compared to the \$28,808 in the accounts last year.
 - Unpaid dues \$3,657 compared to last year which were \$4,685.
 - Significant Expenses – We paid \$1,920 for tree park work this spring. We paid \$1,020 to Tri-County last November to remove and repair the pond fountain.

5) Present Member Comments

- Joel Morris asked what is the process for the City to reseal or coat the street. Warren has not made a call this year (Warren said he would make a note to call)
- The Tenniswoods brought up that the stop sign at Stockport and Rochdale is falling down. Warren will call DPW.

- Paul Huizdos asked about the house on Stockport and what was happening. Warren explained that the footprint will stay the same. The front façade will change a little. It seems to be interior work only. Homeowner plans to live in the home. Do not know the completion date. Originally thought he was going to move in later this year.

6) Park Improvements / Pond Improvements

- a) Digestive Pellets – discussed earlier in the meeting
- b) Rochingham easement / Tree planting and removal – Currently, there is space near the large blue spruce. We can plant up to 15 feet off the road. Working with the City, they did not expect the response they received for the spring tree planting offering. The plan will be to do the tree planting in the fall. Warren to research the species. The price of each tree is \$145 (City will then pay the other half). The City-provided list is pretty extensive, potentially a tulip tree and dawn redwood. Additionally, try to plant one tree in the park. Easements are not clearly defined. With the cooperative tree planting have to be on the easement (30 feet from center of the road). We want at least one of those trees. Over the next couple of seasons to remove and replace the blue spruces.
- c) Raspberry patch – Warren to request to fix this area of the park. Would like to seed it in the fall (cleaned up and mowed).
- d) Other discussion
 - Landscaping on the South Bank Pond - Need to redo the landscaping on the south side of the pond and dress it up. Planning to get a new quote from the same contractor that did the entrance to the City of Rochester Hills complex
 - Park maintenance - Tom Greaves requested that Ultra do a better job cutting on the park and property line; where the leaves have been piled up back there

7) New business

- a) Annual Sub Picnic, September 13 at 4 pm at the park
 - Comments – how can we encourage more people to attend?
 - Board members would divide up the directory and invited them personally.
 - Consider a raffle and advertise it (must be present to win)
 - Ask people to wear name tags with address
 - Continue with the menu of burgers and dogs
- b) Next Meeting Date - TBD (end of August)

8) The meeting adjourned at 6:59 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.