

**Rochdale Subdivision Homeowner Association Board Meeting**  
**Tuesday, August 25, 2015 at 6:30 pm at Rochester Hills City Hall**  
**6 in attendance**

1) Call to order at 6:39 pm by Warren DeWitt, President

2) Roll Call

Directors present

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Herb von Rusten, Edna Coghlan, Randy McGillis and Tom Greaves

3) Approval of Minutes from last Board Meeting on June 23, 2015 (sent via email) and approved by email.

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

4) Officer Reports

a) President

i. Communications

- Letter to Dan; went out in Wednesday's mail; Warren had emailed him. Warren received two complaints about trash cans being left out for a week (June timing).
- 1484 Gracedale is currently undergoing renovations; Warren spoke with the contractor/owner; question about the dirt pile. They put in a deep crawl and waiting on the concrete; walls being poured today. Told Rick that he was going to rip the roof off. Warren asked if there were any changes to the plans. The owner said no and they are behind. The dirt will be hauled out and he needs for the project.
- Warren received a phone call about the Morrison's old house and the potential buyer had questions about deed restrictions. This person did not purchase the house.
- 447 Rochdale – Warren spoke to the real estate agent. We did not put a lien on it. He told them that there is dues (two years) still need to be paid.

b) Vice President

- Randy mentioned one homeowner who had a camper behind the frontage of the house. (461 Orchardale – Jamie Neuner)
  - i. Warren reviewed the deed restriction – is over one axle should not be parked in the driveway; others in the sub division have campers
  - ii. Next step: A letter will be sent to the owners addressing issue

- c) Secretary
  - Trisha reminded everyone of the Sub Picnic on September 13 at Rochdale Park.

- d) Treasurer
  - i. Additional pond pellets purchased

5) Present Member Comments

6) Park Improvements / Pond Improvements

- a) Digestive Pellets – Warren had contacted the manufacturer to find out if the pellets are making the pond murky. Randy is putting in the required amount every two weeks. Warren will follow up.
- b) Rochingham easement / Tree planting and removal – Application is going in the mail today. Warren spoke with the City Forester. City will only remove the trees if they are a hazard. The free tree program has been opened and we will be getting a free tree (Lindon or Kentucky Coffee Tree; selected those tree types because they are insect and disease resistant. Wanted native trees). It will be planted in front of the guard rail. Next year, we will re-address. Once the trees are ready to go, we will be able to get them removed.
- c) Tether ball – not removed yet
- d) Grill Assembly – Edna has not had time to find.
- e) Raspberry patch – Warren has not had success in trying to fix this patch. He wants to plant bushes or scrubs back there. We can request samplings from a specific organization.

7) New business

- a) Annual Sub Picnic, September 13 at 4 pm at the park
  - Tiffany willing to help out
  - Mike Wood will provide big “badass” grill; Warren to check with Jeff Fronek to man the grill
  - Warren can bring three tables; Herb von Rusten will bring one table
  - Herb von Rusten to bring soda and water (Board will reimburse)
  - Contacting new residents and inviting them personally; invitation is recommended (Edna to complete)
  - Give Edna a list of the new residents (by Friday)
- b) Halloween Party – October 25, 2015; \$100 budget
- c) Next Meeting Date – Warren to figure out.
- d) Insurance – Tiffany reviewed the Nationwide policy. The policy remained the same. The annual fee went up \$10. Warren moved to pay in full (Tom seconded the motion; Randy third the motion)

- e) Directory – Tom and Tiffany solicited for ads. Tom will redo. Tom would go back and talk to previous ad holders. Warren will take on the other. Mid November for ad money. \$50 for half and \$100 for a full page (2 year directory). If any knows of any additional advertisers. Let us know. The plan is that the directories will be printed at Staples and distributed the first of January.
- Add park rules in the directory. Add a rule: No children under 16 without of an adult. The pond is only catch and release. Kids are removing the turtles from the pond. (Add to the spring newsletter – The pond is only catch and release.)
- f) Owners of 189 Rochdale – Presented architecture plans for a new house and requested a variance of 10 feet for the front of the house. Board response: Follow the deed restrictions. Variance not granted.

8) The meeting adjourned at 8:06 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.