

**Rochdale Subdivision Annual Homeowner Association Board Meeting**  
**Wednesday, June 22, 2016 at 7:00 pm at Rochester Hills City Hall**  
**9 in attendance**

1) Call to order at 7:12 p.m. by Warren DeWitt, President

2) Roll Call

Board Members in Attendance

- Warren DeWitt, Trisha Cox, Randy McGillis, Edna Coghlan, Tom Greaves, and Joel Morris

Members in Attendance

- Larry & Chris Walczyk, Amy Bunch

3) Approval of Minutes from last Board Meeting on March 1, 2016 (sent via email) and approved by email.

- Members who approved: Warren DeWitt, Mark Bunch and Tiffany Fronek
- Reminder that the Meeting Notes are on the website ([www.rochdalesub.com](http://www.rochdalesub.com))

4) Officer Reports

a) President

i. Communications:

- Warren received a phone call from an unidentified real estate agent questioning the blight at 202 Rochdale (Chapman Res.) Warren then called city code enforcement and was told there were several current violations pending on the property.
- The amount to have the lien removed at 1473 Walton (Forcon-Alhuk Res.) has been paid.
- Resident called Warren with concern with mandated water test being enforced by the city. Warren contacted the city, City of Rochester Hills has adapted new ordinance stating every 5 years homeowners with an "area" water meters and/or a sprinkler system must get vacuum breakers certified.

b) Vice President

- Randy has been depositing the digestive pellets into the pond
  - As of meeting date has applied twice. (every two weeks)
- Question about the speed monitor that was out for a day on Rochdale, week of June 13. (Warren believes these are placed randomly by Oakland County Sheriff)

c) Secretary

- No updates

d) Treasurer (Treasury report was covered by Warren)

Note: Financial reports are available by request

- Warren shared that Rick Wagener is now doing the Treasurer activities while Mark Bunch maintains the Treasurer software. Currently the software is outdated. We want Rick to get acclimated to the process. Mark and Rick were not able to attend. Warren reviewed the General Fund.
  - Overall, we brought in \$7573.00, spent \$7809.60, equals a \$236.60 deficit.
    - If all homeowners were paying their dues we would generate \$8100.00.
    - Significant Expenses – We paid \$1,920 for tree park work this spring. We paid \$1,018.86 to Tri-County last November to remove and repair the pond fountain.
    - We maintain at least 1 to 1.5 years of dues for an emergency
    - Edna asked about the CDs. Warren confirmed CD monies was transferred into a savings account.
- Warren reviewed the current status of the accounts.
  - Checking \$5,279.76
  - Savings - \$19,217.72S
  - Total Assets - \$24,497.48

5) Present Member Comments

- Joel Morris ask, “What is the rule if weeds are over 8” high.” Warren confirmed it is up to the City to enforce.

6) Park Improvements / Pond Improvements

- a) Digestive Pellets – discussed earlier in the meeting
- b) Restocking the pond – We need someone to volunteer to research further.
- c) Spruce trees around the pond – Some neighbors have made inquiries of the appearance/condition. They are just inside the city right-of-way, but they will only remove if deemed hazardous. At this point they do not feel the spruces are hazardous. We can ask for more trees to be planted. Board will have to look into having these trees removed.
- d) Raspberry patch – Warren did receive a quote in the spring. Board needs to determine the priority and move forward with a plan.

7) New business

- a) Elections for the next two year term took place during the meeting.
  - Warren DeWitt has stepped down as President of the Board.
    - i. He is still a Board member and will help with the Park projects
  - Amy Bunch was voted in as President.
  - Randy McGillis is the Vice President.
  - Rick Wagener is the Treasurer.
  - Trisha Cox is the Secretary.
  - Tiffany Fronek and Herb vonRusten are Board Members.

- b) Annual Sub Picnic, September 11 at 3-5 pm at the park. Board approved the new time.
  - Joel suggested a bouncy house for the kids
  - Consider a raffle and advertise it (must be present to win)
  - Will be discussed at a future meeting
- c) Next Meeting Date - TBD

8) The meeting adjourned at 7:56 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.