

Rochdale Subdivision Board Meeting
Wednesday, November 30 at 7:00 pm at Herb von Rusten's Home
7 in attendance

1) Call to order at 7:15 p.m. by Amy Bunch, President

2) Roll Call

Board Members in Attendance

- Amy Bunch, Randy McGillis, Trisha Cox, Herb von Rusten, Joel Morris, Edna Coghlan, Warren DeWitt

3) Approval of Minutes from last Board Meeting on August 24, 2016 (sent via email) and approved by email.

- Members who approved: Amy Bunch, Randy McGillis, Herb von Rusten, Joel Morris and Tiffany Fronek
- Reminder that the Meeting Notes are on the website (www.rochdalesub.com)

4) Special Meeting Request

- Warren brought to the Board's attention that Steve Chapman (202 Rochdale) is building a fence on his property. A meeting was called to discuss the next steps to be taken by the Board.
- Current situation – Residents at 202 Rochdale are building a fence. It is our understanding that he is building the fence to hide the contents of the yard from the City of Rochester Hills since he received warnings from them regarding the blight.
- In the subdivision, there are approximately 8 fences. Most are in violation of the bylaws. However, all of the fences were built prior to the 2012 bylaws revisions.
 - Cox/DeWitt fence is coming down when the construction is complete.
- Course of action by the Board in the past:
 - See violation
 - Review bylaws
 - Notify residents of violation of bylaws by sending a letter. Board to determine if Legal action is required.
- If we did take legal action, then the Board may require that all of the fences in the sub to be taken down.
- Next Steps
 - Warren to contact Rick Urbis. Questions to ask:
 - Possible to put liens on the existing issues with the properties?
 - What are the repercussions of not sending the letter to Steve Chapman?
 - Amy is going to call Bob White at the City to find out if Chapman is in the violation.

- We need to send a letter.
 - Randy made a motion to send a letter to Chapman, but agreement could not be made on how the letter would be signed. It will be signed by all of the agreeing members or Rochdale Board.
- We need to send a letter to the Walshes (488 Orchardale) requesting their plans.
- Note: After meeting
 - Amy emailed board and confirmed the fence was in compliance to city ordinances.
 - Warren emailed the Board that Rick Urbis stated it was important a letter was sent.
 - Existing fences are not an issue.

5) New business

a) Delinquents/Liens

- Currently three residents are delinquent. (Bishop (to go in 2017), Pollard and Vollrath)
- Warren to send the information to Amy.
- Due invoices will be going out in December.

b) Pond Treatment for 2017 – Need to make sure we add a pond update during our Spring meeting. We have carp in the pond and we will discuss treatment options.

c) Next Meeting Date – January 18, 2017 at Antonious Towne Square Pizza.

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

Minutes respectfully submitted by Trisha Cox, Secretary.