

Rochdale Subdivision Board Meeting
Monday, March 27 at 6:00 pm at Rick Wagener's Home
8 in attendance

1) Call to order at 6:15 p.m. by Rick Wagener

2) Roll Call

Board Members in Attendance

- Edna Coghlan, Trisha Cox, Warren DeWitt, Tiffany Fronek, Tom Graeves and Rick Wagener

Approval of Minutes from last Board Meeting on January 18, 2017 (sent via email) and approved by email.

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

Residents in Attendance

- Amy and Mark Bunch (Amy and Mark are no longer Board members. Amy stepped down as President on February 16, 2017.)

3) Agenda

- Dues
 - As of this morning, 25 dues are outstanding.
- Request for plan approval – Bunch residence (281 Orchardale)
 - Plans were submitted on 2/7/17; Request for the setbacks - 44" and 42"
 - Documentation provided
 - 1462 Rochingham approval letter (Amy provided a copy)
 - Graeves property has similar the setback.
 - A document that shows the setbacks throughout the subdivision.
 - Amy said that they talked to all of their neighbors. The immediate neighbors do not have a problem with it and Amy will get the letters and provide to the Board.
 - Board had requested a surveyed plot plan of the home (send to Rick and Warren).
 - Rick made the motion, vote contingent on, Neighbor approval (333 Orchardale) pending letter with his approval
 - Motion approved: Edna Coghlan, Warren DeWitt, Tom Graeves, Tiffany Fronek and Trisha Cox

- Accounting Software/New Laptop
 - Mark recommends QuickBooks.
 - Mark recommends to export the records, so we have the archive. Download the .dat file onto a new computer with a new system.
 - Edna to talk to her son, Ryan to last awhile and run QuickBooks.
 - Virus protection is also needed. \$50.00/year
 - Motion: To keep the project under \$500.00 and all votes yes.
- Directory
 - Trisha mentioned that we should update the directory now. We need additional copies because we only have four copies of the current directory to provide to new residents.
 - Tom & Warren will talk to the advertisers
 - Print 15 more copies
 - Mention the update in the newsletter and Trisha will be sending out an update directory form.
- Spring cleanup
 - The Board pays for the spring cleanup.
 - We need to communicate new pricing. Ultra has been the vendor and has a good job.
 - Also, the area behind the parking lot needs to be cleaned up.
 - Warren made a motion to stay with Ultra – \$300 spring cleanup and \$600 fall cleanup.
 - Someone left a hockey net on the pond and when the ice melted the net fell into the pond. Warren to find out who the net belongs to.
 - Trisha to add a note to the newsletter about cleaning up after using the park.
 - Warren and Rick to go to the park and clean up in the next few weeks.
- CDs
 - Rick to do research on the CDs.
 - He will follow up on research for next meeting.
- Bank Accounts
 - Mark and Amy Bunch need to be removed from the Flagstar and Citizens bank accounts.
 - Warren and Rick will be the on the account.
- Board President Replacement
 - Since Amy Bunch stepped down, Randy McGillis will take on the President duties.
- Delinquents/Liens
 - Currently four residents are delinquent. (Bishop/Lewis, Jagdfeld (hold; may pay), Pollard and Vollrath)

- Follow up from November 30, 2016 meeting
 - The Board reviewed the letter for the removal of the Chapman fence.
 - All approved to send the letter.
- Spring Garage Sale
 - Garage sales are not as popular as they once were.
 - We will update the language in the directory and mention that we will have a garage sale if there is interest.
- Commercial For Sale Sign on Walton Blvd.
 - Warren called Rick Urbis when he saw the For Sale – Commercial Sign. It is not correct.
 - Rick sent a letter to the real estate agent for the sign to be removed. (Copy of the letter is on file).
- Insurance policy review
 - The Board has questions for the insurance agent.
 - The Board would like to have a meeting with the insurance agent and the meeting will include a couple of Board Members. Tiffany asked to be involved.
 - In August, we have a meeting with the insurance meeting.
- Pond
 - Fish - Some type of fish (carp variety) is in the pond. We need to be able to catch a live one to determine the type. Rick researched a mix of fish that includes bass. 10:1 prey to predator \$245 for the kit of fish.
 - We need to do more research on the type of fish.
 - A motion was made to stock pond. The Yes vote by all meeting participants is contingent that we determine what type of fish it is before we spend on the money to stock the pond.
 - Digestive Pellets – We need more digestive. It will cost \$350/bucket.
 - Motion made by Warren; Tiffany and Rick seconded a motion to purchase the bucket of pellets.
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- Pollmans' son donation
 - Warren wanted to confirm that the mention of the donation made in honor of the Pollman's son was included in the newsletter.
- Next Meeting Date – To be determined, but will be before the annual June meeting

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

Minutes respectfully submitted by Trisha Cox, Secretary.