

**1Rochdale Subdivision Board Meeting**  
**Thursday, May 18 at 7:00 pm at Antonious Towne Square Pizza**  
**6 in attendance**

1) Call to order at 7:10 p.m. by Randy McGillis

2) Roll Call

Board Members in Attendance

- Edna Coghlan, Trisha Cox, Tom Graeves, Randy McGillis, Herb von Rusten and Rick Wagener

Approval of Minutes from last Board Meeting on March 27, 2017 (sent via email) and approved by email.

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

3) Agenda

- New Neighbors
  - Rick met the new neighbors at 1484 Gracedale – Colleen and Melissa Wildner
  - Someone wanted to buy the vacant lot on Walton. They are planning to build a house. Rick told the buyer that they would need to submit their plans to Rochdale H.O.A. Board for approval.
- New Financial Software
  - Rick gave Mark the new laptop to set up.
  - We need the financials for the annual meeting.
- Follow up from last meeting
  - Bunch addition
    - The approval vote was contingent on letters of approval from the neighbors and a surveyed plot plan. As of the meeting, the Board has not received any of the information requested.
    - Warren and Caryn DeWitt, Edna Coghlan, Mike Wood, Gary Barley attended the Public Hearing at City Hall on 5/11/17.
      - They are using this remodel as a test case to rework the “established setback” ordinance.
      - No one from the board or attending neighbors spoke during the meeting.
    - Randy is going to go to talk to someone at the City on Friday, May 19.

- Bunch addition (cont'd)
  - Follow up: The Board received information Amy Bunch on 5/25/17 with the surveyed plot plan and letters from some of their neighbors.
  - Another vote was initiated by Randy through email to approve and it was approved. Rick to send an approval letter.
- Directory
  - Trisha is working on the directory update. 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.
  - The plan is print 130 more copies in the next 30 days.
  - Mention the update in the newsletter and Trisha will be sending out an update directory form.
- Spring cleanup
  - Trisha to add a note to the newsletter about cleaning up after using the park.
  - Ultra bill was \$350 received on 5/18. This bill was for the cleanup of the park.
- Delinquents/Liens
  - Currently six residents are delinquent on paying their association dues. (Plourd, Vollrath, Brandemer, Billington, Morse and Rogers)
- Chapman Fence Letter
  - The 30 days have passed since the letter was sent to the Chapman residence and Rick Urbis says that the next step is to send a certified letter.
  - Randy made a motion for the letter to be sent and seconded by Rick. Herb and Tom supported the motion.
- Spring Garage Sale
  - Without any Board advertisement, 8 residents had the garage sales this year.
  - We are updating the language in the newsletter and directory regarding the garage sale.
- Newsletter Updates
  - Need board members / engagement
    - More activities - Ice cream social
    - Picnic
    - Halloween Party
  - Pond Update
  - Directory Update
  - Annual Meeting

- Commercial For Sale Sign on Walton Blvd.
  - No update. Warren called Rick Urbis when he saw the For Sale – Commercial Sign. It is not correct.
  - Rick Urbis sent a letter to the real estate agent stating the building and use restrictions prohibit the zone that is being advertised (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
  - We need a pond update from Warren.
  - Rick brought several fish to Warren. They determined that they were carp and not invasive.
  - Rick researched a mix of fish that includes bass. 10:1 prey to predator \$250 for the kit 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.
    - Randy made a motion to get professional input before making a decision and buying the fish.
- Next Meeting Date – Annual meeting on June 21, 2017 at 7 pm at City Hall in the Auditorium.

The meeting adjourned at 8:15 pm with thanks to the attendees.

Minutes respectfully submitted by Trisha Cox, Secretary.