

Rochdale Homeowner's Association
Q1 Board of Directors Meeting
February 1, 2021 at 7 pm
Via Zoom: Meeting ID: 826 7395 8304 Passcode: 218325

1) Call to order 7:05 pm

2) Roll Call

Board Members in Attendance

Tony Craft, Warren DeWitt, Rick Wagener, Trisha Cox, Edna Coghlan, Randy McGillis, Beverly Ritchie, Ashley Lamberti, Beth and Chris Lucarelli

Members in Attendance

Julie Hieser joined the first part of the meeting

3) Approval of Minutes from Q4 Meeting on November 2, 2020 (sent via email) and approved by email.

4) Officer Reports

a) President

- Herb von Rusten passing – He was a long time Board member and ended his involvement early 2020. He will be missed.

b) Vice President

- Board has received some complaints regarding 1497 Walton and the marijuana they are growing. Residents are asked if they smell anything to report it to the City.
- Warren also put in the request with the City to plant two new trees in the park on Rochdale.
- Warren will also request quotes for lawn maintenance to make sure the service that we are receiving is competitively priced.

c) Secretary

- Directories went out at the beginning of January. We received minimal feedback on the directory.

d) Treasurer

- Rick reviewed the current dues update. 78 out of 111 homes have paid their dues. We have six past due accounts. Edna offered to talk to the people who have not paid. She offered to do this in the Spring.
- Rick went through the 2020 financials. With the expenses that we had in 2020, we were in the red.
- Warren brought up raising the dues. The dues have been \$75 since 2004.

Next Steps

- Check with Rick Urbis and the bylaws for raising the dues. He is going to find out the process. – Warren
- Forecast a few scenarios (\$X increase) to discuss. – Rick
- Put together a list of the projects that we want to use the money for (playground upgrade, pond, gazebo, etc.) – Beth and Beverly
- Discuss at the second quarter meeting. – All

5) Old Business

a) Park/Pond/Trees – Park Committee

- Beverly Ritchie gave the update
 - Raking the Pond - Edna has the rake. Beverly mentioned that they may look into getting a second rake. Ritchies said they would take this on. Questions about where the contents of the pond can be disposed. Warren to check with Nick at Tri-County Aquatics to find out about pond contents disposal.
 - Ritchies will take over the pond pellet distribution from Randy.
 - In the Spring, Beverly will use the Facebook pages to recruit neighbors to help with park cleanup.
- Little Library looks great. We have more books to add later in the year.

b) Planning Committee

- No new requests
- Warren reached out to regarding the project on Walton.

c) Welcoming Committee

- No updates
- Edna gathered all of the new residents' information prior to the directory printing

d) Building Use & Restrictions violations

- Evictions are postponed until May
- Trailers follow up
 - No movement on the trailers. Letters were sent and we have not followed up.
 - Tony to send the letters that were sent to Warren/Rick Urbis to discuss next steps.

6) New Business

a) Quarterly Meeting Dates: 3 May, 2 Aug, 1 Nov 2021, 7pm.

b) Annual Meeting - (3rd week in June – TBD) – Tony to call the City to schedule the meeting for June 15. We will schedule a Zoom as a back up.

- c) Annual Actions – status (if not previously covered in reports).
 - Paperwork submitted to the State.

7) Meeting Adjourned at 8:06 pm

Respectfully submitted by Trisha Cox, Secretary.