

ROCHDALE ASSOCIATION
2021 Q4 Board Meeting
November 1, 2021, at 7 pm
Held via Zoom Meeting Platform

1) Call to order – 7:07 pm

2) Roll Call

Board Members in Attendance – Anthony Craft, Warren DeWitt, Rick Wagener, Trisha Cox, Randy McGillis, Chris Gadulka, Beverly Ritchie, Chris and Beth Lucarelli, Edna Coghlan and Joel Morris

Members in Attendance

3) Approval of Minutes from 2021 Annual Meeting on Aug 2, 2021 (sent via email) and approved by email.

4) Officer Reports

a) President – We had a lot of new residents and some folks who have passed away. Newsletter items will be shared including items on leaf removal and snow reminders; Rochester Hills Homeowner's Association meeting was recently held; the recording is available. It is 2 hours long. Tony can share if anyone is interested.

b) Vice President – New owners of 1501 Rochingham are removing all the trees from the property; nothing the Board or City can do about it. They had to file for a permit to remove white pine trees in the city of Rochester Hills. This will require plant other trees in city parks.

c) Secretary – Directory update will be in early 2022 and newsletter with the dues increase explanation (see below New Business dues increase communication)

d) Treasurer – We should be breakeven for year. Dues update – we currently have 4 liens; 3 homeowners who still owe for this year. Certificate of Deposits were moved into our savings account.

5) Old Business

a) Park/Pond/Trees – Park Committee update. – Beverly R. & Warren D.

- Beverly and Chris have been continuing to put the pellets into the pond. Tony had shared information from NextDoor about what other HOAs are doing. He will try again.
- Raking the pond – It was raked once this year. Hopefully, there will be opportunities to rake it a few times next year.
- Tetherball – The Lucarelli's purchased a tetherball. The kids love it. Warren warned they should take it home when they are done because those tetherballs have been vandalized in the past.

- Picnic table – Rick will be working on this winter. The cost of the will be around \$350 include \$210.00 – galvanized frame plus wood for the bench seating; request up to \$350 for this project; Warren made a motion; Rick seconded the motion; All approved
- Gaga Ball Pit – Kids in the neighborhood want a gaga ball pit. Potentially in the parking lot area. Chris Lucarelli will price it out and bring back for future discussion.
- Fence – The Parking Lot fence needs to be fixed. Request to approve \$100; Warren made a motion and Rick seconded. All approved. Rick will put in.
- Large pile of brush needs to be moved out of the parking lot. Warren to gather and remove.

b) Planning Committee – Submissions, Approvals, Issues.

- 51 Orchardale – The Board approved the build. Warren needs to send a letter.
- No new requests at this time.
- 434 Orchardale (shed) and 447 Rochdale (fence) – Warren to address
- Trailers / Campers Issues – Need to send over to Rick Urbis

c) Welcoming Committee – New Residents, Listed Properties.

- Provide Edna a list of the new homeowners
- Dues increase - Do we need to add an addendum to the bylaws? Tony to follow up with the Rick Urbis on the next steps
- Need to add the information to the website about the dues when the communication goes out

d) Building Use & Restrictions violations – status (Drainage Issue & Legal Counsel meeting).

- Homeowner at 1421 Gracedale contacted Joel Morris to check out the situation. City told Joel that the HOA is supposed to handle all underground water issues. HOA is not responsible for the individual outlets. It is the homeowners' responsibility. According to the plans, it says that the homeowner at 523 Rochdale was not supposed to change the elevation. Next steps are for Tony to schedule a meeting with Rick Urbis and discuss this issue. Warren asked Joel to follow up with the homeowner that the Board discussed and is seeking Legal counsel.

e) Recent sub events – Picnic, Halloween, etc.

- We tried the picnic with the food truck. We had low turnout. We tried it and will not do going forward. The cost to the sub was \$720.
- People want the potluck picnic to make a comeback. Someone will need to bring grills, purchase hot dogs and hamburgers. Someone will need to plan the picnic for 2022.
- Halloween - The Trunk or Treat recommendations should have been worded differently. No more flyers for next year.

6) New Business

a) Quarterly Meeting Dates: 7 February & 2 May 2022, all at 7pm.

- Still working to get meeting room at RH City Hall meetings (On Notification Roster)

b) Association Annual Dues increase – Getting the word out before New Year.

- The plan is to send a letter to the homeowners with the spreadsheet. Chris Lucarelli will put together the one sheet that explains the reason for the increase. We will need to send out in the next few weeks.
- Warren is working on memorials for Wilson (1510 Stockport) and Donna White (1529 Gracedale) – all recently passed away

7) Meeting Adjourned – 8:46 pm.

Respectfully submitted by Trisha Cox, Secretary