

Rochdale HOA Board Meeting
May 3, 2021
Zoom Meeting

1) Call to order – 7:05 pm

2) Roll Call Board Members in Attendance Members in Attendance

Tony Craft, Warren DeWitt, Trisha, Cox, Rick Wagener, Edna Coghlan, Chris Gadulka, Beverly Ritchie, Chris Lucarelli and Beth Lucarelli

Member in attendance – Chris Walczyk

3) Approval of Minutes from Q1 Meeting on February 1, 2020 (sent via email) and approved by email.

4) Officer Reports

a) President – Carol, our mail carrier, will be retiring when June 30.

B) Vice President – No updates

c) Secretary – No Updates

d) Treasurer – 95 residents have paid dues out of the 110. Rick is working on sending out late notices. If we do not receive a payment by June 30, the Board will be putting a lien on the property. Rick will not be in town for the June meeting. Rick will put all of the reports together for the annual meeting.

5) Old Business

a) Park/Pond/Trees – Park Committee update. Beverly gave an update.

- Feedback from residents regarding a few upgrades:
 - A trash can – Beverly to create a schedule for trash pickup
 - A permanent fire pit – Not allowed; the City changed the ordinance
 - A bubbler to aerate the pond – The fountain was added for its appearance (can research bubblers)
- Dredging the pond and pond/park clean up
 - Edna to drop off the pond rake to Warren or Beverly. Warren will also reach out to Randy for the pellets. We will have to order more pellets.
- Fishing platform or structure attached to the pond will increase the insurance costs. Current insurer will not insure it.
- Play structure updates – Warren mentioned that Royal Oak is redoing their parks. The suggestion is to find out what these municipalities are doing with their play structures.
- Fountain - Chris Lucarelli mentioned that the fountain did not appear to be working. Rick plans to check it out tomorrow. The fountain runs from 7 am to 7 pm. Please let Warren and Rick know if you do not see it running.

- Park Committee Next Steps
 - Once it's determined what the next steps are for the park clean up, Beverly will reach out to residents for help.
 - Trisha to add Beverly's contact information to the next newsletter

b) Planning Committee – Submissions, Approvals, Issues.

- Warren contacted Rick Urbis to finalize the protocol for contacting the violators. This is the process for by-law and deed restrictions violations.

c) Welcoming Committee – New Resident Process w/ realtors

1. First to see the listing. Contact the real estate agent to make sure they know. Ashley Lamberti / Chris Lucarelli/Tony Craft to take point.
 2. Contact to the Realtor
 3. Contact the new owner and send the flyer to the new address.
- Tony will document the process and share it with the Board.

d) Building Use & Restrictions violations – status.

- 202 Rochdale - Warren talked to Scott Cope. New ordinance office starting the onboarding process. Warren to follow up in two weeks on next steps.
- 1533 Walton – Warren to follow up with Rick Urbis about the next steps.
- 447 Rochdale – Put a fence around the house; without contacting the Board; Committee to follow up; follow up with a letter
- 523/1497 - 30 trees have been moved; 12 have been moved to the back; Tony has asked for the plans. Tony to draft the letter tonight and deliver tonight.
- Two boats – Warren to follow up with Rick Urbis on the violation.
- We have two homes where marijuana is been grown (1497 Walton; 26 Rochdale); 26 Rochdale turned over a week ago Monday to sheriff department; sub bylaws say you can't run a business out of your home

6) New Business

a) Quarterly Meeting Dates: 2 Aug, 1 Nov 2021, 7 February all at 7pm.

b) Annual Meeting (3rd week in June – 15th) Prep.

- Elections – Edna, Tom and Joel – Warren will contact Tom. Send the ballot 10 days prior and flyer; we are targeting to get a flyer with the annual meeting details distributed by May 15. Please send any information we want included on the flyer to Trisha.
- Dues / Financials Discussion – Need to discuss if we are going to raise the dues; Prepare an itemized list that includes the major expenses (Option A, Option B, Option C) include the rough estimates on the pond, gazebo and play structure
 - The last time dues were increased were 2004 along with the deed restrictions. The Board created a 20-year plan. We need to update the plan with the increase in costs.

- Need 50% of all residents in attendance at the meeting/one person from each residence; active members present; Warren to check with Rick Urbis about the language for voting on the dues. Warren asked Rick Wagener to provide to Beth the numbers to show what is needed to get out of the red. Rick will provide the comparison. Beth suggested a 10-year projection plan. Chris Lucarelli provided a spreadsheet with the cost information.
 - Location – Zoom meeting; Katie Gadulka will facilitate the meeting. Homeowners will need to email the HOA email address to request the link.
- c) Rochdale Sub Garage Sale (13-15th). Beth is handling organizing the garage sale. Flyers with balloons have been distributed. Edna to post a message on the Rochdale page. Warren to contact Tom about the signs.
- d) Brownouts and Noxious Odors issue – discussed in the Bylaws and Deeds restriction violations.
- e) Possible member surveys discussion. Tony to draft a survey to solicit feedback from the residents.

Meeting adjourned at 9:20 pm.

Respectfully submitted by Trisha Cox, Secretary