

ROCHDALE ASSOCIATION 2022 Q3 Board Meeting
August 9, 2022, at 7:00 pm
Held at Rochester Hills City Hall and via Zoom Meeting Platform

- 1) Call to order – 7:10 pm
- 2) Roll Call Board Members in Attendance:

In Person:

Tony Craft, Rick Wagener, Tom Greaves, Randy McGillis, Joel Morris

Zoom:

Warren DeWitt, Edna Coghlan, Chris Galdulka, Beverly Ritchie, Beth Garza, Chris Lucarelli

Members in Attendance:

Christine Walczyk, Julie Dauphin, Amy Bunch, Mark Bunch (In person), Lauren McNichol, Andre Basin

Approval of Minutes from 2022 Annual Meeting on June 15, 2022 (sent via email) and approved by email. Tony did not receive; make sure email goes to Anthony not Tony. Trisha needs to verify all approved, but read into record.

3) Officer Reports

a) President

- Rules for Door-to-Door Solicitors

Ask for certificate from city. Each person needs a one - not just one for a company. Each needs a background check. Must have before they start soliciting. Pest control is going through now.

If someone can't produce it or gives an excuse or you have "No Solicitors" sign, call Sheriff's non-emergency number (248-858-4950). There have been times when one person comes through to case a neighborhood; others come later for robbery.

b) Vice President

- Will address in Old / New Business

c) Secretary

- Trisha has stepped down.
- Newsletter – Chris Lucarelli has taken over. Sample of newsletter brought in for input, but had Zoom issue of being heard.
- Recording - Meeting Minutes – Sue Hesson is taking over. Out of town tonight.
- Still looking for Communications Secretary for monitoring emails and mailboxes with Warren and Rick. May have potential Web Site Administrator.

d) Treasurer

- Mark Bunch attended to ask questions about the accounts after the increase in dues. He thought the numbers should be available online. Rick and Tony disagreed.
- Major bills are insurance, electricity, lawn mowing, and park upkeep. The old dues brought in \$8250 if everyone paid on time. This kept up with those. But in 2018 and 2020 \$11,000 and \$11,842 were spent respectively; extra expenses such as taking out trees lead to extra spending. In 2021 the income and expenses were equal.
- New dues will bring in \$14,850. This allows extra money for extra unexpected costs and improvements. The pond, park equipment, and a pavilion are potential uses, but they would all require more than one year's excess; it would take a few years to roll over extra funds. Exact costs are not available at this time.
- Pond dredge 10 years ago was \$18,000, but it was only a partial hydraulic. Total dredge is more but we do not yet have quotes. There are companies that try to be "more green" doing it, but again we do not have exact plans or costs.
- Request was made for a written treasurer's report with amounts dues paid last year, expected this year, and what dues are paying for including what reserves are for. This may be possible to put in dues bill mailings.
- There has only ever been one request to Tony to see the books.
- Rick is trying to draw up a 2023 budget. Mark has agreed to help and do an audit for free.
- Only one property is extremely outstanding – Vollrath at 446 Rochdale – owes \$3600+. It is up for sale; it does not seem to be a regular listing. Rick was contacted by title company for a status letter so we know they are aware.

4) Old Business

a) Park Committee

- Beverly and Chris Ritchie raked the pond. Beth finished bagging up. Looks good.
- Playground Play Structures - \$20,000 – 40,000 for full play structures new. \$10,000 - 15,000 for used from public areas that are fairly new but being changed out due to ADA changes. We'd responsible for take down and reassembly.
- Swings are for younger children. May get a baby seat to upgrade swing. Ball shoot older. Gaga pit for pre-teen to teens. Less maintenance. We do have lots of kids moving in.
- Gaga ball pit – will be put north of the teeter-totters in front of trees and large rock where fall clean up goes. It's away from homes. The ditch will catch the ball if it gets out of the pit. The south side has deeper water in the pond and has a steeper hill.
- Looked at a second smaller pit since first email which would cost less - 14 ½ ft hexagon shape fits 14-17 players. Local schools use this company. \$3200 for everything

landscape fabric, shipping, mulch / sub straight of some sort, etc. We'll get volunteers to assemble the pit.

- The insurance will cost an extra \$60 annually for value of pit. It will cover it if there is a material that acted like a playground mulch and it is positioned away from people who might be hit by ball – which is covered by where the selected location is.
- There is concern that too much be added to the park in the future. Ensure it won't be bothersome to those who live there.
- Vote called to spend \$3200 for gaga ball pit. Rick Wagener called for vote. Warren seconded. Beverly had an email with Trisha's approval dated 7/23/22. Yeas carried it - 7 Yea to 4 Nay.
- No purchase order is necessary. Beverly can just order and send in the receipt for reimbursement.

b) Newsletter – Added here because communication over Zoom was working.

- Sample was looked at.
- Kept it simple. Tied to Facebook page. Safety of pets, picnic, Halloween, how to get in contact with people, quarterly meetings, and budget. Add a message to respect other people's property.

c) Planning Committee

- Lot 30 working with architect, 2 story, will bring in fill dirt – nothing since annual meeting.
- Rick Urbis regarding 362 Orchardale on their shed. Beverly talked to Adele (owner) she said would have it to Warren by 8/15. Warren motioned it be tabled until 8/15; then if nothing is heard have Rick Urbis move forward. Rick Wagener seconded. Passed. Reminded they are behind on dues but no lien because they paid a few years ago; now only 2 years behind. Beverly will remind them about dues and penalties.
- Warren talked to Rick Urbis about lots on Walton — listing agent asked for a change to office use. Working with the city, he said he could get a church or other built within R1. We said if it's not residential, HOA is not interested because he was not looking at HOA deed restrictions. He said we need lawyer and Warren gave them our lawyer's information. Rick Urbis told him where to find bylaws on website. City will not rezone without HOA's say so.
- Crops being grown in basement of 26 Rochdale. People live in Florida not in house; trucks show up every 3 months. Bylaws say cannot run a business out of a house that disturbs the neighbors. Made to put in scrubbers earlier by the city. Cars are

staged meaning no one really lives there to grow crops which is against law. Will sheriff go after a non-resident growing plants in basement?

d) Speed Carts

- Warren says no luck asking Oakland County Sheriff to put one on street because of vandalism.

e) Welcoming Committee – New Residents, Listed Properties.

- 524 Orchardale – Retired USAF from Joint Base Lewis-McChord Washington
- Vollrath – for sale mentioned earlier

f) Building Use & Restrictions violations.

- Tony drafted out Standard Operating Procedure for complaints
 1. Get complaint and information
 2. Try to contact personally to try to solve it
 3. If uncooperative or can't reach, bring to the board for motion and second
 4. Send a 10-day corrective warning notice with date and time documented
 5. If not corrected by end of the warning period, file formal complaint with correct government authority co-ordinate
 6. Coordinate with Rick (lawyer?) so he can tell us which steps we need to follow
 7. Deliver action being taken letter
 8. Update board monthly minimum outstanding by address
- Exception Request
 1. Case now – 1468 Grace an RV has been over long in driveway. It did move in the last week returning yesterday. They have said they are planning on moving to California where they'll live in it and rent their house here. They want an exception until "October-ish". City has said they need a letter from HOA for them to grant a city exception. Motion by Warren. Seconded by Tony. Don't want to set a precedence. Vote: 5 to 6 Nay
 2. Tony needs to get SOP for approval to board so it can be used.
 3. Other violators – Start the process because not everyone got the same treatment (some received time before letter, others just given letter).

g) Association Annual Dues increase – Status update & on-line payment option request.

- Still being looked into. We might need to charge fee for credit cards, get a reader.

5) New Business

- Picnic 9/11

- Garage Sale 8/18 to 8/20
- Quarterly Meeting Dates: 7 Nov 2022, 6 Feb & 1 May 2023 nights, all at 7pm at City Hall Room 221. Annual Meeting: 2nd week of 8 June

6) Meeting Adjourned – 9:03 pm