

ROCHDALE ASSOCIATION
Board of Directors Meeting
June 21, 2023 at 7:00 pm
Held at Rochester Hills City Hall, Auditorium or via Zoom

- 1) Meeting was called to order at 7:03pm and HOA President, Chris Gadulka, welcomed the group.
 - Board Members in attendance:
 - In-person:
 - Edna Coghlan
 - Warren Dewitt
 - Chris Gadulka
 - Tom Greaves
 - Randy McGillis
 - Members in attendance:
 - In-person:
 - Mark Bunch
 - Katie Gadulka
 - Sue Hesson
 - Mark Kowal
 - Micki Kowal
 - Vivian McGillis
 - Adel Morse
 - Ian Morse
 - Denise Murphy
 - Yvonne Verschueren
 - Chris Walczyk
 - Larry Walczyk
 - Michael Wood
 - Susan Wood
 - Online:
 - Julie Dauphin
 - Caryn Dewitt
 - Julie Hieser
 - Beth Lucarelli
 - Chris Lucarelli
 - Danielle Marchand
 - Beverly Ritchie
 - Lauren Rito
- 2) Verification of the Approval of Minutes from May 1, 2023 Meeting – minutes were approved via email by the Board.
- 3) Old Business
 - a) Planning Committee Updates
 - Ian Morse survey has been ordered – will be complete within 30 days.
 - Received plans from Lot 30 – there are issues with the setbacks, Warren to work with homeowner to resolve.
 - b) Building Use Restrictions violations
 - Letters in process for properties with violations and planned to be sent out in July.

- c) Bylaws Review
 - Rick Urbis has recommendations for updates, just need clarification on verbiage.
- d) Website Status Update –
 - Rochdale resident, Mieszko Osiewicz, has set-up a mock new website for the sub, the board viewed it at the last meeting and thought it looked really great. Need to write up a contract if we move forward with this new plan. Warren thanked Mike Wood for all of his work over the years maintaining the Rochdalesub.com site.
- e) Management Company Update
 - Chris let the group know that we are only in the early stages of looking into Management company options, we are not ready to vote on this.
 - Looking to set-up meetings with Rochester Property Management Group and Kramer Triad.
 - The main reason the Board is looking into this option is for assistance with enforcing the bylaws with neighbors and to help with the workload since the Board is comprised of volunteers.
- f) Park Committee
 - Dredging of Pond – Warren to follow-up from Tri-County Aquatics
 - It would be approximately \$35,00 for the hydraulic dredge, so we would need to generate funds or get a loan for this.
- g) Welcoming Committee
 - 1473 Walton – follow-up on if they have moved in and welcome info delivered.
 - 300 Orchardale – Nicole Slank
 - 187 Orchardale – House under contract, move imminent.
- h) Upcoming Newsletter
- i) Street Maintenance
 - Warren reached out to the city and the work was added to the list.
 - The speed cart is currently in the sub and hopefully that will help with the speed issues throughout the sub, especially on the main Rochdale stretch.

4) New Business

- a) Rochdale Board Member Terms
 - Additions to Board of Directors
 - i. New member nominations – all were voted onto the Board.
 1. Katie Gadulka
 2. Sue Hesson
 3. Mark Kowal
 4. Yvonne Verschueren
 - Current board members up for term renewal – all were approved for another term.
 - i. Warren DeWitt – Vice President
 - ii. Edna Coughlin
 - iii. Anthony Craft
 - iv. Tom Greaves
 - v. Joel Morris
 - Open Secretary position – both were voted on and approved.
 - i. Katie Gadulka – Communications Secretary
 - ii. Sue Hesson – Recording Secretary

5) Officer Reports

- a) Treasurer
 - Rick Wagener was not in attendance, so Warren presented the financial statements. A question was asked about where the Gaga ball pit is in the financial statements. Warren will follow up with Rick and report back.
 - Current dues status – only 5 residents left that haven't paid.
- b) Vice President – Warren DeWitt

- A tree came down in the park.
- Our insurance was cancelled so we are currently in the process of getting new quotes.
- c) President – Christopher Gadulka
 - A new infant swing will be purchased for the park.
 - Chris thanked everyone for coming and for their time and commitment to the sub and the community and adjourned the meeting at 8pm.