

# RGHA ANNUAL BOARD MEETING

## AGENDA

3/11/20 7:31 PM

1. Call meeting to order: Welcome by Tammy D.
  - a. Board Members present: Tammy D, Paul M, Stephanie Q, Bob H, Jeff H, Stephanie P
2. Reading of the Last Meeting Minutes by Stephanie Q
  - a. Motion to approve- Jeff H, 2<sup>nd</sup>- Paul M
3. Officers Reports:
  - a. President & Vice President Report by Tammy D
    - i. Last year's accomplishments:
      1. Best year for dues collections in a long time. Combination of revising dues notice, followed up with late notices even liens placed to get payments turned in.
      2. Free Little Library built and installed in the Commons. Please check it out, add to it.
  - b. Treasurer Report by Paul M- Budget page attached
    - i. Financial Review – 2019 / 2020
      1. The Board is now using Zelle through Chase for an electronic payment option- [treasurer@rochesterglens.org](mailto:treasurer@rochesterglens.org) is the email for electronic payments.
      2. We still have 5 unpaid houses that go back 5+ years.
      3. We filed 3 liens last year, 1 paid, 2 still unpaid
        - a. Additional comment (Mike T): What is the cost of filing the lien?
        - b. Answer (Paul): \$30, which is added to resident bill
    - ii. Financial Proposal – 2020 Budget review page attached
      1. Additional comment (Jeff H): North Marker is out again; would like to add money into budget to repair & replace is needed.
4. Old Business
  - a. Social Events Review by Stephanie P
    - i. Garage Sale: Moved to coincide with other subdivisions. Will keep it in line with adjacent subdivisions. Tentative date May 28, 29, 30 weekend after Memorial Day.
    - ii. Another successful Halloween party this past year- came in under budget
    - iii. Movie Night- Moana was successful, until it started to rain. Will attempt to schedule another one this summer.
      1. Additional comment (Jeff H): would like to suggest a Battle of the Bands- has been wanting to have the neighborhood have one for 16 years.
  - b. Deed Restrictions & By-Laws by Bob
    - i. There were multiple complaints about a residence operating a business out of their garage, causing excessive traffic and large deliveries. They had pallets stacked up outside of their garage. The Board sent a cease and desist letter to the homeowner, the nuisance appears to have stopped.
    - ii. There were also complaints about blight at another residence at the corner of Dahlia and Deerhurst. A formal complaint with the city was filed however the City never follows up with the person who files the complaint. You can look up filed complaints on the City of Rochester Hills website, but this is not updated often. For some infractions, the City will issue tickets.
    - iii. Last year, Mike Arbit was instrumental in forming a committee to review Deed Restrictions & By Laws. March 4, 2019 Board Member Jeff H reached out to an attorney Edward Zelmanski, who specializes in homeowner association law to help us review / update / amend our deed restrictions and bylaws. The board put in a budget item to retain Edward

to help in our review and update and for any other exploratory related expenses (unknown at the time). I believe the budget amount was \$1500 which included \$1020 for Ed's services. March 21, 2019 Board President Mike A kicked off the planning phase for an exploratory committee with a note to the board regarding participation on the committee and recruitment of volunteers. March 26, 2019 Mike A sent a note to the board indicating that he surveyed the subdivision and identified several properties that violated fencing restrictions as noted by the deed restrictions. These included rear yard, side yard and front yard enclosures. Houses with pools were not included in the violation list of rear yard enclosures. April 21, 2020 Mike A sent a note to the board proposing cleanup recommendations for the bylaws and deed restrictions. This information would be presented to the exploratory committee and our attorney for review. April 23, 2019 Mike A announced first exploratory committee meeting set for May 14, 2019. The following additional neighbors express interest in participation on the exploratory committee: Joe Van Dusen, Amy Teed, Noah Pollock. May 14, 2019 - the first exploratory committee meeting was held to review / update /amend our bylaws and deed restrictions. It was attended by Mike A, Jeff H, Tammy D, Stephanie Q, Bob H, Joe V, Amy T and Noah P. Mike A prepared a summary of the meeting which would be sent to Ed Zelmanski, the attorney retained for the review along with copies of our bylaws and deed restrictions. May 20, 2019 - Mike A emailed attorney Edward Zelmanski a note about the committee's first meeting, questions, and copies of our bylaws and deed restrictions. July 11, 2019 – Mike A received a response from attorney Edward Zelmanski regarding our request. Edward's response was shared with the exploratory committee. September 16, 2019 - Exploratory committee members reviewed Edward's response and sent comments to Mike A. Mike summarized the committee's responses to send to Edward. To my knowledge, this was the last work performed on behalf of the exploratory committee. Committee met, went through and identified items in documents to review. Sent to the lawyer in August for help in identifying the redundant language.

1. Additional comment (Jeff H): The committee was formed to look at the documents as a whole. This has been attempted in the past, however it is difficult to get the required amount of homeowners to participate, and all agree on changes.
2. Additional comment (Paul M): There is a difference between the Bylaws and the Deed Restrictions. In order to approve a change 2/3 of paid homeowners is required. One thing we want to be able to do is raise the cap on dues as an increase on dues may need to happen in the future.
3. Additional comment (Mark L): There have been exceptions to the deed restrictions in the past, however personal opinion is that allowing fences would be awful.
4. Additional comment (Noah P): Only 51% is needed to raise dues.
5. Additional comment (Mark L): Dues were increased under Vince A
6. Additional comment (Jeff H): The bylaws allow for maximum dues of \$75. The last time that they were raised, they went from \$50 to \$75. We are currently at the maximum amount allowed for dues, so in order to raise dues, we would need to revise the documents.
7. Additional comment (Mike T): Can we clean up the language in the documents without changing the documents?
8. Additional comment (Jeff H): We were looking at big ticket items with regards to what to do and how to do it.

9. Additional comment (Mike T): A 2/3 majority to agree is still hard to get, not impossible though.
10. Additional comment (Noah P): We can do things in stages.
11. Additional comment (Bob H): We can share the communication from the lawyer maybe.
  - a. Response to above (Jeff H): If we did that we would waive any privilege of information.
12. Additional comment (Mike T): What was recommendation on dues cap?
13. Additional comment (Paul M): A recommendation to raise the cap. Currently as a neighborhood we are not spending, however in the past we learned that we do not have a stable enough carry over balance in the event that we had to pay for big ticket items. The past couple years we had to pay to grind stumps when DTE cut down trees in the Commons, paid to change the marker lights to LED and a few years ago we had a sinkhole on Dahlia that was the financial responsibility of RGHA. We were lucky enough that the homeowner split the cost with the Board, however if it were to happen again, we would deplete our carry over balance.
14. Additional comment (Pam L): Check with the City on the storm sewers. A friend in a neighboring sub was told by the City that in 5 years the storm sewers would be financial responsibility of the City. Also, can anything be done to replace the signs in the Commons.
15. Additional comment (Bob H): They were recently repainted. We can look at either repairing or replacing, however replacing is rather costly. The subject of the sign posts was brought up prior to the meeting by the Board and is an item that we would like to address in 2020.

#### 5. New Business

- a. 2020 Goals by Stephanie Q
  - i. As with every year, we want to work on neighborhood outreach and encourage greater involvement from new and existing neighbors.
  - ii. We are always looking for additional interest in new committees. If you are interested, please reach out to the Board.

#### 6. Approval of Budget for 2020

- a. Additional comment (Jeff H): Motion to approve additional money for the Commons and the North Marker in the amount of \$250.
- b. Additional comment (Mike T): I would suggest \$500 total added to the budget for these items.
- c. Motion to approve the budget for 2020 – Stephanie Q ; Second – Mike T

#### 7. Election of Board Members by Jeff H

- a. Positions available are: President, Vice President, Treasurer, Secretary and 3 members at large
- b. Nominations:
  - i. President: Stephanie Q (nominated by Jeff H)
  - ii. Vice President: Tammy D (nominated by Paul M)
  - iii. Treasurer: Paul M (self nominated)
  - iv. Secretary: Ryan B (self nominated from audience)
  - v. Member @ Large: Andrew K (nominated by Natalie B)
  - vi. Member @ Large: Stephanie P (self nominated)
  - vii. Member @ Large: Bob H (self nominated)
- c. No opposition – all above approved

#### 8. Open Floor: Floor is open for discussion

- a. Ryan B: Who manages website?
  - i. Paul M: A neighbor named Matt Betts does it for a nominal fee.

- ii. Jeff H: Matt would be ok to modernize it if someone would want to help.
  - b. Pam L: Thank you for the Free Little Library it is a nice addition to the neighborhood.
  - c. Paul M: Thank you for attending tonight. Sometimes participation is lax, but we haven't had a bunch going on lately.
9. Adjournment: 8:31 pm motion to adjourn by Jeff H.

<b>Rochester Glens Homeowners Association</b>			
<b>2020 Annual Meeting</b>			
<b>Financial Statement and Proposed Budget</b>			
<b><u>2019 Financial Statement</u></b>			
Starting Balance:	\$	6,946.91	
Revenue (Dues/Late Fees):	\$	15,353.15	
Expenditures (see table below):	\$	12,274.30	
Ending Balance:	\$	10,025.76	
<b><u>2020 Projected Revenue</u></b>			
Dues (173 lots x \$75):	\$	12,975.00	
Past Dues Owed:	\$	2,700.00	
Projected Unpaid 2019 Dues:	\$	900.00	
Total Projected Revenue:	\$	14,775.00	
	<b>2019</b>		<b>2020</b>
<b>Expense</b>	<b>Proposed</b>	<b>Actual</b>	<b>Proposed</b>
Lawncare (Cutting/Fertilizing)	\$ 7,920.00	\$ 7,575.00	\$ 7,920.00
Insurance	\$ 1,400.00	\$ 1,307.00	\$ 1,400.00
Admin / Mailings	\$ 300.00	\$ 553.96	\$ 400.00
Halloween Party	\$ 500.00	\$ 355.03	\$ 500.00
Storage	\$ 591.00	\$ 576.00	\$ 591.00
Lighting	\$ 400.00	\$ 362.19	\$ 400.00
Website	\$ 230.00	\$ 226.37	\$ 230.00
Garage Sale Advertising	\$ -	\$ -	\$ -
New Message Sign	\$ -	\$ -	\$ 200.00
Bylaws Exploratory Committee	\$ 1,500.00	\$ 828.75	\$ 700.00
miscellaneous (library)		\$ 295.00	
Repairs to Commons & Marker lights			\$ 500.00
Holiday Decorations/ install	\$ 300.00	\$ 195.00	\$ 200.00
<b>Total</b>	<b>\$ 13,141.00</b>	<b>\$ 12,274.30</b>	<b>\$ 13,041.00</b>