

RGHA ANNUAL BOARD MEETING

AGENDA

3/10/21 7:00 PM

1. Call meeting to order: Welcome
 - a. Stephanie Q calls meeting to order.
 - b. Ensure everyone knows how to vote.
 - i. Raise hand/thumbs up via Zoom
 - ii. Verbal answer/called on by the board
 - c. Board members present: Stephanie Q, Tammy D, Paul M, Stephanie P, Bob H, Ryan B.
 - d. Board members absent: Andrew K
 - e. Time - 7:10pm
2. Viewing of the Last Meeting Minutes
 - a. Ryan B - read through last years notes prior to the meeting (quite lengthy). They are also up on the website for viewing (rochesterglens.org).
 - b. Ryan B - motions to finalize last year's minutes.
 - i. Stephanie Q seconds.
 - c. Paul M notes that we do have a quorum (23 needed, since 89/173 houses are current on dues)
 - i. 17 members in attendance.
 - ii. 16 proxy votes.
3. Officers Reports:
 - a. President Report
 - i. ITC new electric pole installation
 1. Replacing old towers with monopoles.
 2. ITC will meet/talk to any homeowner that has questions and wants to hear more about the work being done.
 3. A letter was sent from ITC last September.
 4. Homeowners should document any damage to their property and email board@rochesterglens.org
 - b. Vice President Report
 - i. Social Events
 1. Tammy D - Halloween went very well. Plan on doing something similar again this year.
 - a. Thank you, Jane Evans, for donating cider and donuts.
 - b. Question from Carol H - How many kids participate?
 - i. 75+. All 75 goodie bags were gone by the end of the day.

- c. The number of houses that decorated and were festive was better than in previous years. Thank you to everyone who participated.
 - 2. Tammy D - Garage Sale was online and also a few in-person participants.
 - a. This year we will plan ahead better.
 - c. Treasurer
 - i. Financial Review – 2020 / 2021
 - 1. Paul M reviewing the 2020 financial statement
 - a. Came in under budget this year.
 - b. Bylaws committee on hold last year and will carry over to this year.
 - c. Dropped the ball on planned decorations. This will carry over to this year.
 - 2. 2021 Projection
 - a. Budget similar to last year.
 - b. Past dues collection is going well.
 - c. The board is willing to work with houses if they are having a hard time paying dues.
 - d. This year, 89/173 houses already paid
 - e. Due to COVID, we are waiving late fees for 2020.
 - f. Now accept online Zelle payments (Chase).
 - i. Bill Fawaz - Question about where to send payments
 - 1. Send payments to treasurer@rochesterglens.org
 - g. 2021 dues are considered late after April 1st. The board is considering waiving late fees again this year.
 - ii. Financial Proposal – 2021 Budget
 - 1. Talking to the lawn guy (Mitch) about a new contract with his company, White Birch. The cost will likely increase since he has not raised our prices in previous years.
 - 2. Other items down the list are standard.
 - 3. Paul M - Motion to postpone voting on the budget until the end of the meeting.
 - a. Stephanie Q seconds the motion.
- 4. Old Business
 - a. Deed Restrictions & By-Laws
 - i. Deed restrictions and bylaws can be viewed on the website (both original and retyped as a PDF).
 - 1. Able to search (Ctrl+F) the retyped version, but not the original.
 - ii. Bylaws govern how the HOA operates and contains info about how the association is run, i.e. how often we meet, officer duties, etc.
 - iii. Deed restrictions cover what you can and can't do with your property.

- iv. Bylaws/deed restrictions committee to revise both documents. Both documents have not been updated in many years and has some inaccuracies.
 - 1. The neighbor who was heading this committee no longer lives in the neighborhood so nothing got done in 2020.
 - 2. The board wants to get the committee together again, but still in need of a committee chair. Looking for volunteers.
 - 3. Let us know if you are interested in being part of the committee as well, not just being chair.
- v. Approvals in 2020
 - 1. 2 fences (Denham and Dixon), 2 sheds (on Dahlia) that got approval after back and forth with the board.
 - 2. 1 fence on Dixon is actually a noise barrier against Livernois.
 - a. The board looked around at other neighborhoods with similar problems and came to the conclusion to approve it.
 - b. Homeowners who are interested in a similar noise barrier along Livernois, contact the board about the next steps and the direction.
 - c. Amy Teed - Can we share the plan that was approved?
 - i. We will put it up on the website and Facebook for people to see.
 - d. Bill Fawaz - A house on Drexelgate has an enclosed fence. Was this take into consideration?
 - i. This fence has been a hot topic over the years.
 - ii. This is there as a replacement for an old fence that is enclosing a pool.
 - iii. The board did not have a lot of say in the fence at the time.
 - iv. The board will most likely not approve yard-enclosing fences unless it is for a pool.

5. New Business

a. Deed Restrictions & By-Laws

- i. The board would like to consider upping the cap on subdivision dues (current cap is \$75 a house per year).
 - 1. We cannot raise dues if we wanted to since we are currently at the cap.
 - 2. This would give the board more flexibility in the budget in future years.
 - a. Sign improvements, landscaping, etc.
 - 3. We cannot raise the cap tonight, but would like to get the conversation started. We need a majority vote from homeowners and proper notice before this can happen.
 - 4. Research on neighboring dues and average is about \$177. Low ~\$75. High ~\$400.

- a. Bill Fawaz - has seen the budget fluctuate over the years. Brings up a good point that we would need to see what other neighborhoods are offering to compare our dues accurately. Would like to see suggested projects planned if we are going to consider raising dues.
 5. Dues should be roughly the total budget divided by the number of houses, which is about where we are at now.
 - b. 2021 Goals
 - i. Bylaws committee
 - ii. Encourage outreach from neighbors.
 - iii. Website revamp - Ryan B is in the process of a redesign.
 - iv. Music Festival/Talent show in the commons.
 - v. Keep up with collecting dues.
 6. Approval of Budget for 2021
 - a. Paul M - motion to approve budget.
 - b. Question about \$700 "Bylaws committee" line item. This is for legal council and fees to filing new documents.
 - c. Jeff H moves to approve. Stephanie Q seconds.
 - d. Majority is in favor of budget approval.
 7. Election of Board Members
 - a. Stephanie Q proposes to come up with a slate and vote on the board as a whole.
 - i. Paul M seconds this.
 - b. All board members are willing to stay in positions.
 - c. Asking participants if they would like to volunteer for a position.
 - d. Sam Bartalotta is interested in the "member@large" positions for the future.
 - i. Stephanie P - It's a supporting role to the 4 board positions. Members -at-large attend meetings and are a part of the board. Help out where needed.
 - ii. Sam B is interested in being a member at large in the future.
 - e. Paul M - We should start publicizing the board meetings for anyone to join throughout the year.
 - f. Stephanie P - how many members at large can we have? Bylaws say 3.
 - g. Stephanie Q - Motions to approve board members.
 - i. Paul M seconds this.
 - h. The majority has approved the re-election of the current board.
 - i. Michael Thomas is interested in attending board meetings throughout the year.
 8. Open Floor: floor open for discussion
 - a. Stephanie Q opens the floor for discussion.
 - b. No questions.
 9. Adjournment
 - a. Jeff H motions to adjourn.
 - i. Michael T seconds the motion.
 - b. Meeting adjourned.

**Rochester Glens Homeowners Association
2021 Annual Meeting
Financial Statement and Proposed Budget**

<u>2020 Financial Statement</u>	
Starting Balance:	\$9,850.76
Revenue (Dues/Late Fees):	\$12,664.30
Expenditures (see table below):	\$10,729.97
Ending Balance: \$11,785.09	

<u>2021 Projected Revenue</u>	
Dues (173 lots x \$75):	\$12,975.00
Past Dues Owed:	\$2,475.00
Projected Unpaid 2020 Dues:	(\$600.00)
Total Projected Revenue: \$14,850.00	

Expense	2020		2021
	Proposed	Actual	Proposed
Lawncare (Cutting/Fertilizing)	\$7,920.00	\$7,685.00	\$7,920.00
Insurance	\$1,400.00	\$1,309.00	\$1,400.00
Mailings	\$400.00	\$137.91	\$400.00
Halloween Party / Social	\$500.00	\$172.38	\$500.00
Storage	\$591.00	\$576.00	\$600.00
Lighting	\$400.00	\$371.85	\$400.00
Website	\$230.00	\$227.37	\$230.00
New Message Sign	\$200.00	\$201.35	\$0.00
Bylaws Committee	\$700.00	\$0.00	\$700.00
Holiday Decorations	\$200.00	\$0.00	\$200.00
Commons sign maintenance	\$0.00	\$0.00	\$200.00
Miscellaneous	\$0.00	\$49.11	\$0.00
Total	\$12,541.00	\$10,729.97	\$12,550.00