

# RGHA ANNUAL BOARD MEETING

## Meeting Minutes

3/9/22 7:30 PM

### Attendance (16 proxy votes)

Ryan Burr	1424 Deerhurst
Paul Merlo	976 Downhill
Stephanie Quick	886 Dickson
Stephanie & Noah Pollock	754 Denham
Bob Sheldrick	751 Denham
Yazan Batarseh	820 Downhill
Bill Fawaz	918 Dahlia
Jillian Jaruzel	816 Dahlia
Aubrey Alquiza	843 Dumont
Jeff Hengeveld	971 Dressler
Jack Brown	712 Denham

### 1. Call meeting to order: Welcome

- a. Stephanie Q introduces the board members, present and not present
  - i. Bob and Andrew are missing from the board
- b. Ryan B explains how to vote over Zoom

### 2. Viewing of the Last Meeting Minutes

- a. Ask for any updates... no updates
- b. Motion to approve the minutes from last year
  - i. Jeff H motion, Paul M seconds
  - ii. Minutes approved

### 3. Officers Reports:

#### a. President Report

##### i. Halloween party

1. Another successful party
2. More people than just the neighborhood are coming
3. Had a lot of parent involvement
4. Great participation in the house decorations

##### ii. Christmas lights

1. Again, a lot of great participation with holiday lights

##### iii. Vacant vice president position

1. If you are interested in joining the board, please join!

##### iv. Broken light fixtures

1. Our lights keep getting broken
  - a. It looks like someone kicked both of the entrance lights
2. It is money coming out of our dues to repair these lights
3. Jeff H. asks if we made an insurance claim
  - a. Stephanie Q: no we did not
4. Bill F: do we have a deductible? It might not be worth making a claim and having insurance go up

5. Stephanie Q: we got quotes for time and material, but there are still some unknowns
  - a. Costs would not exceed \$1000
6. Jeff H: should we update the lights? LED? Brightness?
7. Stephanie Q: these lights were an upgrade
8. Noah P: can we put some stickers on there saying the area is being monitored to prevent further vandalism?
  - a. Great suggestion!
9. Bill F: is anyone actively working on this to fix these? Or waiting for the weather to break?
10. Paul M: Both, we have been getting quotes
11. Bill F: if it is involved, we may need a licensed electrician. If it's small, I am willing to look at it.
12. Stephanie Q: Yes! We would love help if it is small.
13. Bill F: does not mind helping out to save the neighborhood money
14. Paul M: has the lighting case in his garage.

**v. Financial Review – 2021 / 2022**

1. 2021 was a good year for us
2. expenses came in under
3. Past years dues are only 10 outstanding
4. A lot of people have been paying outstanding dues
5. Zelle payments are available for online
6. Hesitant to open a PayPal account or other avenues
7. 2021 late fees were waived
8. 2022 late fees will NOT be waived
9. 2022 dues are considered late after April 1st

**vi. Financial Proposal – 2022 Budget**

1. Show the proposed budget
2. Lawn care is one of our more expensive costs
  - a. Our current service is pretty cheap, but they are retiring in the coming years
  - b. Prices went up a bit from last year
3. Table this until later for the approval
4. Pretty much rolled over the budget from 2021
5. Open for some questions
6. No questions

**4. Old Business**

**a. ITC new electric pole installations**

- i. Started early spring
- ii. A lot of ruts we made in the commons from the heavy equipment
- iii. Some damage to our commons sign - they gave us \$500 to help replace the sign
- iv. Stephanie was in touch with commons residents and an ITC rep
- v. They planted seed afterward
- vi. Commons looked much better towards the end of summer
- vii. Noah P: we might have some neighbors around that may be interested in helping replace these signs
  1. Could repaint the holes or create a similar version of it
- viii. Stephanie Q: Bob H has historically repainted our entrance and common signs. Thank you, Bob!

## **b. Capital improvements**

### **i. Quotes for new neighborhood signs**

1. Rochester sign shop (made original sign)
2. Northern Sign Company
3. Last June, one quote was \$4500, the other was ~\$5k
  - a. 2 common signs, etched with the logo, 2 new cedar posts, and install
4. If we add to the budget, we would be wise to increase that cost by 10-20%
5. Common signs are looking very rough
6. Do we even need the common signs?
7. Jeff H: it is the most visible part, it makes an impression if we have a high-quality sign
  - a. Vote for no sign or professional grade
  - b. Homemade might not have the level of elegance we want for the neighborhood

### **c. Approvals for noise barrier along Livernois**

- i. Have had a few requests for noise barriers for houses along Livernois
- ii. Have approved 2 so far
- iii. If you are interested, contact the board first and we can provide recommendations for consistency

### **d. Website redesign**

- i. Looking for help designing and building the site
- ii. Jeff H: daughter might be able to help out with the website

## **5. New Business**

### **a. New lawn care service for 2023**

- i. Current service, the owner is retiring, might have sons take over, but maybe not
- ii. Our service will continue for the next year
- iii. He will give us a heads-up so we have time to find a new service
- iv. He used to do our holiday lights
- v. Stephanie Q: looking for volunteers to help with the holiday lights for this next year
- vi. Option to consolidate lawn service to get a group rate for the neighborhood
  1. Something to consider with a new service
  2. If you have any lawn service recommendations, email the board and let us know
- vii. Jillian J: what are we looking for with help with the holiday decorations
- viii. Stephanie Q: some lights, wreaths, make it look nice
- ix. Jillian J: are there plugs there? Are there restrictions?
- x. Stephanie Q: this is for the north and south entrances, they are on residential properties, just need to stay within the boundary of the rock barriers. There are plugs, no inflatables
- xi. Jillian J: She and her husband are interested in helping out.
- xii. Paul M: Rochester Hills does have some pretty strict sign laws, but not sure they would way anything
- xiii. Noah P: do we have the total square footage of the commons?
- xiv. Paul M: Not on hand, but we can get it. The website Oakland county property gateway has lot lines, aerial views, etc. for the county.
- xv. Stephanie Q: Whitebirth (current service) also does bed planting, mulching, and fertilizing
- xvi. Jeff H: Mitch was a great business owner with integrity and it will be hard to replace his quality. We should try to find someone with that personality

### **b. Deed Restrictions & By-Laws**

- i. Michael Arbit (old neighbor) noticed the bylaws hadn't been updated since the 80s
- ii. He formed a committee to update language and such
- iii. There is still a lot of work to be done
- iv. The challenge as a board is how do we interpret the deed restrictions to be flexible and fair
- v. What do we want to change?
  - 1. Fences
  - 2. Dues
    - a. incredibly cheap for what is around us
    - b. The budget is very close to our spending, not a lot of wiggle room if something happened
      - i. Last light fixture cost over \$7k
      - ii. A sinkhole happened a few years ago. The neighborhood is responsible for fixing them
    - c. Costs will continue to come up
    - d. The goal is to have a nest egg in case something big unexpected happens
  - 3. Raising the dues limit
  - 4. Neighborhood appearance
    - a. We have received complaints about people not keeping their property up to the standard of the neighborhood
    - b. There are deed restrictions and then there are city ordinances
      - i. For city ordinances, you can submit claims through the Rochester Hills website.
    - c. The board needs to control boats and trailers parked in the neighborhood
    - d. Try to be neighborly about it
- vi. Stephanie Q: we need someone to spearhead the committee
- vii. Paul M: [explaining the dues cap in the bylaws]

**c. 2022 Goals**

**i. Garage sale - Thursday, August 11th - Saturday, August 13th 2022**

**1. National Garage Sale Weekend**

- a. Full-on in-person garage sale

**ii. Movie night this summer**

- 1. Held in a neighbors driveway off of Dixon

**iii. Neighborhood game night**

- 1. Trivia, cards, etc. at a neighbor's house
- 2. Trying to gauge interest

**iv. Halloween party**

- 1. Happening again

**v. Christmas light awards**

- 1. In addition to the Halloween decoration awards

**6. Approval of Budget for 2022**

- a. Paul M: would like to revise the 2022 budget shown
  - i. Entrance light marker from \$500 to \$1000
  - ii. New signs - increase from \$200 to \$100
  - iii. Does anyone have any other item to adjust
- b. Paul M: 2022 budget is right at the total amount we will collect for dues
- c. Noah H: Bylaws committee budget in 2021, what was that for?
- d. Paul M: Lawyer fees and paperwork fees

- e. Noah H: Doesn't think we will get to a point where we need a lawyer. We need  $\frac{2}{3}$  vote from the neighborhood. Might want to get widespread support from the neighborhood first.
- f. Paul M: \$700 is leftover from a previous budget mainly for filing paperwork. Would like to keep the \$700 to complete the project
- g. Stephanie Q: It has carried over for years, but we would like to keep it to finish the project.
- h. Noah H: Doesn't want to spend it before we need it.
- i. Jeff H: The big point is getting  $\frac{2}{3}$  of the neighborhood to show up and vote the same way.
- j. Aubrey A: Is an attorney, but wondering what is required to file?
- k. Jeff H: Just a standard \$30 fee, not in the hundreds of dollars
- l. Aubrey A: if we are looking to cut costs, we could file ourselves
- m. Aubrey A: Been wanting to ask about the bylaws committee, has been having more time lately
- n. Aubrey A: What will it take to get more people involved? How much participation have we had in the past?
- o. Paul M: something we have always struggled with. Usually get around 12 people, even in person (maybe topped at 20). Block parties and other engagements throughout the year used to help participation. Maybe try to put out more new letters, better participation online, and current.
- p. Aubrey A: Maybe a raffle or something could help, different meeting date
- q. Paul M: bylaws state the meeting should be held on the second Wednesday of March
- r. Motion to approve
  - i. Jeff H: Second
  - ii. Everyone in favor: no one opposed

#### 7. Election of Board Members

- a. Open for nominations
- b. Jeff H: nominates Aubrey A for member at large
  - i. Aubrey A accepts
- c. Paul M: nominates Stephanie P for VP
  - i. Stephanie Q seconds
  - ii. Stephanie P accepts
- d. Stephanie Q: nominates Ryan B to stay on as secretary
- e. Paul M would like to stay on as treasurer
- f. Bob H and Andrew K would like to stay on the board if no one else would like to join
- g. Ryan B: Motion to approve
  - i. Stephanie Q seconds
  - ii. All were in favor
  - iii. No one against
- h. APPROVED

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

- a. Bill F: about meeting attendance - use the Halloween party to promote the meeting
  - i. Use other neighborhood events to promote the meeting
  - ii. Do a drawing for the neighborhood (pull by address)
- b. Paul M: Thank you everyone for participating!
- c. Stephanie Q: anybody who wants to promote neighborhood businesses, let us know!
- d. Jillian J: her husband has signed off on helping with Christmas decorations!!!
  - i. Thank you!!!

#### 9. Stephanie Q: motion to adjourn!

- a. Jeff H: second

**Rochester Glens Homeowners Association  
2022 Annual Meeting  
Financial Statement and Proposed Budget**

**2021 Financial Statement**

Starting Balance:	\$12,115.82
Revenue (Dues/Late Fees):	\$14,907.56
Expenditures (see table below):	\$11,349.29
Ending Balance:	\$15,674.09

**2022 Projected Revenue**

Dues (173 lots x \$75):	\$12,975.00
Past Dues Owed:	\$1,575.00
Projected Unpaid 2020 Dues:	(\$450.00)
Total Projected Revenue:	\$14,100.00

Expense	2021		2022
	Proposed	Actual	Proposed
Lawncare (Cutting/Fertilizing)	\$7,920.00	\$8,265.00	\$8,200.00
Insurance	\$1,400.00	\$1,466.00	\$1,400.00
Mailings	\$400.00	\$166.37	\$400.00
Halloween Party / Social Events	\$500.00	\$0.00	\$500.00
Storage	\$591.00	\$689.00	\$636.00
Lighting	\$400.00	\$322.20	\$400.00
Website	\$230.00	\$239.37	\$240.00
New Message Sign	\$0.00	\$201.35	\$0.00
Bylaws Committee	\$700.00	\$0.00	\$700.00
Holiday Decorations	\$200.00	\$0.00	\$200.00
Entrance Marker Light Repair	\$0.00	\$0.00	\$500.00
Commons sign maintenance	\$200.00	\$0.00	\$200.00
<b>Total</b>	<b>\$12,541.00</b>	<b>\$11,349.29</b>	<b>\$13,376.00</b>