

RGHA ANNUAL BOARD MEETING

Meeting Minutes

3/7/23 7:00 PM

1. Call meeting to order: Welcome
 - a. [stephanie q] Called to order
2. Viewing of the Last Meeting Minutes
 - a. [ryan] Read last years minutes
 - b. [stephanie q] asked for corrections.
 - c. [stephanie q] motion to approve
 - d. [bob] seconded.
3. Officers Reports:
 - a. President Report
 - i. Addressing homeowner complaints.
 1. [stephanie q] while it's not immediately seen, we are addressing the complaints we get from you all. We are keeping an eye on them and sending letters to follow up or visit the house if we see no improvement or don't hear from them.
 - ii. Wear reflective clothing or bring flashlights if walking in the dark.
 1. [stephanie q] please carry something that's reflective or light-up. Have seen people walking in dark clothes, which is dangerous given no sidewalks or lights.
 - iii. Sidewalk update.
 1. [stephanie q] part of the TAP grant, a 1-mile path along Drexelgate. Will share more info as soon as we find it from the city.
 - b. Vice President Report
 - i. Social events.
 1. [steph p] Looking to get back into social events after COVID. Ideas: game nights; walking group; running group. Looking to get more involvement from the neighborhood. Email the vice president or the board with ideas or interest.
 - c. Treasurer
 - i. Financial Review – 2022 / 2023
 1. [paul] For 2023, 104 paid homes (pretty good at this point). Past years take longer to collect. We've liened a few house because dues are not being paid. Dues get released when youbecome current again.
 2. [paul] Bulk of spending is for lawn service. Sad to see our current lawn service go. We've had the same rate for years. Very likely to increase when we find a new lawn care service.
 3. [paul] Avon Hills coop uses the same service. Need to try and bundle with them for a discount.
 4. [paul] January mailing expenses were added to 2022.
 5. [paul] Storage unit went up in price. Won't have to pay again until January 2024.
 6. [paul] Lighting bill stayed under budget.
 7. [paul] Website costs are down due to redesign.
 8. [paul] Bylaws committee did not meet.
 9. [paul] A little under budget for social events.
 10. [paul] Needed to fix another light fixture. No common sign maintenance.

11. [paul] We are a little over budget each year. We've got a balance of \$12-13k. That will deplete quickly with any unforeseen expenses.
 12. [paul] Light is broken to stay on, but only costing \$2.50 in electricity.
 13. [paul] Bylaws committee is going to meet to discuss rewording them to increase the dues cap from \$75. Will be able to plan bigger projects better like replacing the common signs.
 14. [paul] Dues are supposed to line up with the proposed budget divided by 173 house.
 15. [paul] Paul would feel a lot better knowing there is more income from a raised dues cap.
 16. [paul] Confident this board can get it done. Would like to get more residents involved. Doesn't have to be a board member leading the bylaws committee.
 17. [paul] Happy to step down if someone else wants to be treasurer. Love having new members on the board.
- ii. Financial Proposal – 2023 Budget
 1. [paul] motion to table to 2023 budget to the end of the meeting.
 2. [all] majority vote.
 3. [paul] 17 households in attendance. 15 proxy votes. We do have a quorum.

4. Old Business

- a. Quotes for new neighborhood signs.
 - i. [bob] Signs are in pretty bad shape. Bad holes and are falling apart. Got a few quotes last year. First quote, Rochester Signs Shop (did the signs we have now) \$2500. Second Quote, Nothern Sign Company, \$4700.
 - ii. [bob] Should protect the bottom of new signs from weed wackers with some type of plastic.
- b. New lawn care service.
 - i. [bob] White Birch has been our service for over 10 years. Current owner wants to retire. This will be his last year. Will need a new service for next year. Even if someone buys them out, we will need to renegotiate our contract. Should go get new bids.
 - ii. [bob] Current service fertilizes as well as cuts.
 - iii. [stephanie q] If a company is not license to fertilize, we'll need to find a second company for that.
 - iv. [mike thomas] Are we under contract with White Birch for 2023?
 - v. [bob] Yes. We pay by the cut. right?
 - vi. [paul] Yep. Cutting, fertilizing, and fall cleanup.
- c. Website redesign.
 - i. [ryan] I worked on updating the site with content parody. Now that it's on a new platform, we can more easily add features to it and will be updating it regularly. More to come on the updates in New Business.
- d. Halloween party.
 - i. Thank you Jane Evans for donating cider & donuts.
 1. [stephanie q] Appreciative of Jane helping out even though she doesn't live in the neighborhood anymore.
 2. [bob] Jane Evens used to be my neighbor.
- e. Fixed the entrance marker lights.
 - i. [stephanie q] A new future was put in place. IF yo use if out, email the board.
- f. New holiday decorations.

- i. Thank you Jillian Bachleda for helping out.
 - 1. [stephanie q] Entrance marker decorations looked great! Hope Jillian helps us again next year.
- g. Deed Restrictions & By-Laws committee.
 - i. [paul] Started a couple of years ago. Mike Arbit was a bit advocate, but he moved to Ann Arbor. He's the one who retyped our documents into searchable PDF format.
 - ii. [paul] Committee needs to look at them for things that are out of date. Want to take a look at other hot items in there as well. For example, you technically aren't allowed to have satellite dishes.
 - iii. [paul] There were a few people interested, need to reach out to them to get together.
 - iv. [kelly kline] what about solar panels in the future?
 - v. [paul] Would love to have something in there about it. Plans should still be submitted to the board for approval.
 - vi. [paul] The board does not dictate taste.
 - vii. [stephanie q] We more care about materials so that it lasts even after you're gone. For color, we're just looking for consistency.
 - viii. [paul] We want to make things are done properly. We try and do what's best for the neighbor and the neighborhood. We've
 - ix. [mark landstrom] Need to be aware that whatever we come up with will likely be cemented for another 40 years. Can't be too open about deed restrictions.
 - x. [stephanie q] Last time the committee met, what was on the table was no actual changes to what is or is not allowed. It was all updating language around existing rules. Only real change would be upping the dues cap.
 - xi. [tina harjay] How far back did we go from the deed restrictions? I have an original copy since I'm an original homeowner.
 - xii. [paul] We'd love to get a copy! Our current ones are from 1987.
 - xiii. [stephanie q] We always fall back to our deed restrictions when a neighbor comes to us with a project.
 - xiv. [paul] Give me notice if you plan on moving so I can prepare a dues letter ahead of time.
 - xv. [pam landstrom] **I will volunteer to be on the committee.** I have experience with this type of language.
 - xvi. [mark landstrom] Would be good to put on the website.
 - xvii. [sam bartalotta] What type of commitment is the committee?
 - xviii. [paul] Speculating... 5 hours a month.
 - xix. [sam bartalotta] **I will volunteer as well.**
 - xx. [matthew frick] I will join as well.
 - xxi. [tina harjay] **will volunteer.**
 - xxii. [kelly kline] **I will volunteer as well.**
 - xxiii. [aubrey] **I will help as well.** As a lawyer, we do some things pro bono.
 - xxiv. [bob] We have notes from the last committee as a good starting point.
 - xxv. [paul] Neighbor Jeff H would have more information on that.

5. New Business

- a. Continued website improvements.
 - i. [ryan] We plan on updating the website with maps, upcoming events, and useful resources from the city. Now that it's on a modern platform, the code for it is open sourced in GitHub. Let me know if you're interested in contributing.
- b. Social events committee.

- i. [stephanie p] Want to get more involvement with the neighborhood. Outside of the halloween party, there hasn't been much. If you'
 - ii. [kimberly mercer] **I'd be interested.**
 - iii. [kelly kline] **In.**
 - iv. [trudi showalter] **I will volunteer as well.**
 - v. [aubrey] I'll help form late ideas :D. Would like to put out ideas via a survey. Join the facebook so we can coordinate.
 - vi. [paul] Are the letter signs working?
 - vii. [grant mercer] Yes that's why we are here!
 - viii. [stephanie q] Create a tiny URL to put on the letter sign.
 - c. Welcome committee for new neighbors.
 - i. [aubrey] Not retroactive. Andrew Kim is heading it. Welcome basket to include deed restrictions and bylaws, a small gift card. Open for other ideas for welcoming gifts.
 - ii. [mike thomas] Did Tammy do something?
 - iii. [stephanie q] It was not successful in launching.
 - iv. [mike thomas] This impacts the budget we're talking about with a fair amount of turnover.
 - v. [stephanie q] We can reach out to bordines for small plants or coupons to throw in.
 - vi. [mike thomas] Home depot is right there.
 - vii. [tina harjay] Downtown rochester might have some good business partners.
 - d. 2023 Garage Sale (week/weekend of August 12th).
 - i. [aubrey] Weekend of national garage sale week. I will handle marketing for this year. There was not a lot of traffic last year. Physical signs got out late.
 - ii. [ryan] reach back out to surrounding neighborhoods to coordinate.
 - iii. [tina harjay] Signs were put out very late. Entrance marker signs weren't very visible due to overhanging trees. Only had 2 or 3 people from out of the sub.
 - iv. [trudi showalter] Marketing and encouraging participation will be key this year. Do we have access to more signs?
 - v. [tina harjay] Still can't see the vinyl signs behind shrubs.
 - vi. [paul] Vinyl signs are built to the wooden sign specs to cover the whole thing.
 - e. Electronics recycling event (Sunday, August 13th).
 - i. [ryan] Same weekend as the garage sale.
 - ii. [grant mercer] Will they shred hard drives? Or do we need to destroy them before recycling them?
 - iii. [ryan] I will find out.
 - iv. [stephanie q] Will they provide marketing?
 - v. [ryan] I can find out.
 - f. Halloween party.
 - i. [stephanie q] planning another party and house decorating contest. For the parade, even if you're not a little kid, you can still come to watch. It's a good community builder. Very fun to see all the kids come down the street. I hope the owners at Downhill and Dickson never leave. Their house is great a decorating.
 - ii. [stephanie q] It will be on Halloween (Tuesday).
6. Approval of Budget for 2023
- a. [paul] People coming door-to-door soliciting should have a license. Ask for it. If they don't have it. It's a city law in Rochester Hills.
 - b. [noah pollock] It's against the law for them to solicit if you have a no soliciting sign in your yard.

- c. [stephanie q] The city does like to be notified so they can address these.
- d. [trudi showalter] a couple of weeks ago, I had a ringing at the doorbell at 10-11pm at night. I called the police because no one should have been at their door. They said within a half-mile, there was another phone call. I just want to make everyone away.
- e. [stephanie q] I haven't heard anything in our neighborhood, but we usually get emails about cards getting riffled through. Most of these are 1-off events from teenagers. In the apartments recently, a car door glass was broken into.
- f. [mike thomas] Saw on Nextdoor, garage door openers left in unlocked cars are a great way for burglars to get into your house. Second, get to know your next-door neighbors or something close who can help out.
- g. [stephanie q] Someone mentioned NextDoor, the board is not officially on Nextdoor. Don't respond to spam you get from accounts pretending to be me.
- h. [aubrey] Have noticed a strange car driving around late at night.
- i. [trudi showalter] I've noticed the same thing (I live in the same culdesac).
- j. [tina harjay] Might be the mail or newspaper.
- k. [stephanie q] If it's the newspaper, they won't stop.
- l. [trudi showalter] Does the board get police reports? How can we find out what's happening?
- m. [stephanie q] Call the city for this. We get notified sometimes when the homeowner notifies us, but the police do not notify us.
- n. [paul] Now comes approving of the budget.
- o. [paul] Any additions, questions, notes?
- p. [grant mercer] From the ice storm, there are a few downed trees in the culdesac at the end of Dahlia. 20 ft tall tress.
- q. [stephanie q] Email pictures to the board.
- r. [bill fawaz] Some have substantial damage.
- s. [paul] That sounds like ours, not the city's. Send us an email with pictures.
- t. [stephanie q] The city did say to hold on to large branches until April 1st, when lawn pickup starts.
- u. [grant mercer] When is the last time the insurance was requoted?
- v. [noah pollock] What excatly is insured?
- w. [paul] Liability insurance for the commons. Some other insurance for board members to work on behalf of the neighborhood.
- x. [grant mercer] I work a whims (or provider). I will look at this tomorrow.
- y. [paul] budget, things are largely the same. Storage keeps going up due to change in ownership.
- z. [paul] motion to approve the budget for 2023.
- aa. [mark landstrom] Second.
- bb. [paul] All in favor
- cc. [all] passes.

7. Election of Board Members

- a. [paul] 1-off board meetings are open to neighbors if needed.
- b. [stephanie q] The current board is willing to stay on, but people are willing to step off is anything is interested in joining.
- c. [sam bartalotta] Interest in being a member at large.
- d. [stephanie q] Andrew asked to be the first to step down. Sam for member at large nominee
- e. [noah pollock] I'll step up to the welcoming committee if Andrew doesn't want to do that either.
- f. [stephanie q] Motion for board slate, same board, swapping Andrew for Sam.
- g. [all] approved.

8. Open Floor

- a. [sam bartalotta] Move in in 2017, I feel like we had more police through our neighborhood. Has anyone noticed a decline in this?
- b. [all] not really.
- c. [stephanie q] A while back, we saw an unmarked police car that followed people (it was not a cop).
- d. [matt frick, Darwin] We are looking to have a tree removed, do I need board approval?
- e. [stephanie q] Is there concern that it's not on your property?
- f. [matt frick] No.
- g. [paul] No board approval.
- h. [stephanie q] There is a city service that will look at your soil and place foliage for you. You can find this on the city website.
- i. [pam landstrom] Wanted to thank you (the board). Thank you for taking care of the boat on Dahlia.
- j. [paul] Thank you everyone for coming and participating!
- k. [stephanie q] Motion to adjourn.
- l. [ryan] second.

**Rochester Glens Homeowners Association
2023 Annual Meeting
Financial Statement and Proposed Budget**

<u>2022 Financial Statement</u>	
Starting Balance:	\$15,603.97
Revenue (Dues/Late Fees):	\$12,409.36
Expenditures (see table below):	\$14,090.47
Ending Balance: \$13,922.86	

<u>2023 Projected Revenue</u>	
Dues (173 lots x \$75):	\$12,975.00
Past Dues Owed:	\$2,100.00
Projected Unpaid 2023 Dues:	(\$450.00)
Total Projected Revenue: \$14,625.00	

Expense	2022		2023
	Proposed	Actual	Proposed
Lawncare (Cutting/Fertilizing)	\$8,200.00	\$9,774.00	\$9,500.00
Insurance	\$1,400.00	\$1,440.00	\$1,500.00
Mailings	\$400.00	\$533.34	\$400.00
Halloween Party / Social Events	\$500.00	\$317.34	\$500.00
Storage	\$636.00	\$795.00	\$732.00
Lighting	\$400.00	\$371.77	\$400.00
Website	\$240.00	\$250.26	\$201.00
Bylaws Committee	\$700.00	\$0.00	\$0.00
Holiday Decorations	\$200.00	\$283.76	\$0.00
Entrance Marker Light Repair	\$1,000.00	\$325.00	\$0.00
Commons sign maintenance	\$100.00	\$0.00	\$100.00
Total	\$13,776.00	\$14,090.47	\$13,333.00