

RGHA ANNUAL BOARD MEETING

MINUTES

3/20/24 7:00 PM

1. Call meeting to order: Welcome
 - a. [ryan] time is 7:01 pm.
 - b. [paul] is everyone in the audience current on dues?
 - c. [all] yes.
 - d. [paul] we have a quorum]
 - e. [bob] President Stephanie Q and VP Stephanie P can't be here and I will fill in. Board will introduce themselves
 - f. [board] proceed to introduce themselves.
2. Viewing of the Last Meeting Minutes
 - a. [ryan] read last years minutes
 - b. [bob] motion to accept minutes
 - c. [paul] second.
3. Officers Reports:
 - a. President Report
 - b. Vice President Report
 - i. Continued requests for exterior alterations to residence (thank you!)
 1. [bob] notify board of exterior alterations. describes what the board would ask for in an approval.
 - ii. Welcome any new neighbors!
 1. [bob] check out the website to join the facebook page or email the board.
 2. [paul] we ask for your address when joining to keep out spammers.
 - iii. Keeping the streets clear of leaves/debris.
 1. [bob] try and keep the sewers clear of debris as we get rain in the spring.
 - iv. Social events survey.
 1. [aubrey] we created a survey to see who was interested in social events. (i.e. summer nerighbourhood party, movie night, food truck, etc.).
 - c. Treasurer
 - i. Financial Review – 2023 / 2024
 1. [paul] collecting dues at a good pace, we have 126/173 houses current on dues. 13 unpaid from last year. If someone is unpaid for 5 years, we put a lien on the house (after notice).
 2. [paul] Doing fine financially. Keep our budget right around where we're at with dues collection. We are capped at \$75 according to the bylaws. Dues should be an average of the budget split between the houses.
 3. [paul] Trying to keep a surplus in case of emergencies. Need to take a look at the bylaws to revisit the cap.
 - ii. Financial Proposal – 2024 Budget
 1. [paul] proposed expenses are similar to last year. No line for the bylaws committee, but we want to get going with this committee. A budget would cover attorney fees.
 2. [paul] reading through each line item in the proposed budget.
 - a. storage unit keeps getting new management, so it's going up.
 - b. new items are common sign maintenance.
 3. [matt] are we expecting to spend less in electricity than last year.

4. [paul] hopyfull given the new marker that was there. Thanks matt for bringing that up to correct the light budget. Proposed lighting will go up to 500.
5. [tina] when do the lights go on? Can we save a little by not turning it on during peak hours to save money?
6. [bob] south marker has a photo cell. North has a timer. We can check this timer.
7. [paul] does anyone else have any input on the budget? We'll motion to approve later in the meeting.

4. Old Business

- a. Garage sale.
 - i. [aubrey] yearly garage sale we've tried to have on national garage sale weekend. We parter a little with avon hills. about 10 houses that participated. I created a map to help identify which houses were participating. People found that helpful. I will try to advertise earlier this year.
- b. Electronics recycling event.
 - i. [tina] Can we coordinate with the garage sale?
 - ii. [ryan] yes we have a few options and will coordinate along side the garage sale.
 - iii. [kelly] I really liked the garage sale and got a lot of new stuff.
 - iv. [aubrey] we'll continue to advertise and put on.
- c. The Halloween parade and party were another success.
 - i. [bob] continues to be a success. Local realestate (former resident) donates cider and donuts. Little parade with goodie bags, then trick or treating.
 - ii. [bob] before covid, we used to do more food, but haven't done that since. And glow sticks for the kids.
 - iii. [paul] we've even had people invite friends from other neighborhoods.
 - iv. [bob] we've put out small pumpkins for neighbors to paint. This year, we had some young kids smash a lot of them.
- d. Christmas lights on entrance markers.
 - i. [bob] Got new decorations., A neighbor had volunteered last year. And we'll continue to decorate for the holidays.
 - ii. [paul] Jillian was the one the set this up. We'll reach out again this year.

5. New Business

- a. Fix the sign.
 - i. [burr] I have the sign in my garage, we will do something with the sign. either replant the new posts, or make a gravel pit and add a bench and possible a new little library. More to come here.
- b. Clean out the storage unit.
 - i. [burr] Needs a good spring cleaning. Even may digitize some old documents in there.
- c. Garage sale.
 - i. [aubrey] Will get more input from the neighborhood on when we have the garage sale. Potentially have 2 this year. One in the sprint and one later. Will create a survey and post on the FB group.
- d. Halloween party.
 - i. [bob] will follow the same format as last year. Potentially more food for parents or glow sticks. May get started earlier.
- e. Bylaws committee.
 - i. [sam] been quite a while since they've been updated. Anyone can join and participate. Take a look and revise what's been written, and potential add updated items (i.e. solar panels, wild flowers, planters, storage sheds, rental home parameters, etc.). Conversations we've had have gone well. Make sure language is up to date, vendors are

accurate. A big topic in there is dues and the cap the is currently listed in there. Need to consider the increase in prices with the cap mentioned in the bylaws.

- ii. [tina] is there a lawyer we've been working with?
- iii. [paul] Jeff H (former board member) was an attorney and has friends we've worked with in the past. Idea is to get all the language we want in there and do it all in one fell swoop.

f. Potential new committees.

- i. [sam] Talked about other committees towards building a community relationship. More social (i.e. social committee, new homeowners committee, etc.) to get to know each other. Pot lucks, chili cookoffs, etc. Get to know what people like or don't like about the neighborhood so we can make more improvements. We're more than open to having people help out organize this stuff.

6. Approval of Budget for 2024

- a. [paul] open to modifications to the budget.
- b. [bill] we could maybe save money if we move things electronically or move items to a neighbors house.
- c. [tina] is there a smaller unit we could move down to?
- d. [paul] ours is 5x5 and is one of the smaller ones. There's a number of things we can get rid of, but idk how much smaller we can get. I think there's still a need to a unit somewhere.
- e. [ryan] I'll consider moving to a smaller unit when I clean it out this spring. I think we still need a common unit though. I will consider looking for alternative, cheaper units.
- f. [kelly's husband] can we consider digitizing the old records?
- g. [paul] It's a good idea. Time and effort would be the large ask here.
- h. [kelly] what are in the old records?
- i. [paul] old home improvement records, architecture reviews, etc.
- j. [davide] for the lights, the south marker seems to be on on cloudy days.
- k. [paul] we fixed that marker within the last month.
- l. [sam] if you notice it again, please let us know!
- m. [davide] Can we remind the neighborhood to wipe their own data? I'd be willing to help people do this. Also, is there a hazardous material dropoff
- n. [paul] We're part of SOCRA in coolidge and is typically \$10.
- o. [kelly] I didn't pay the last time we dropped off.
- p. [ryan] The electronics company is High Tech Recycling LLC (in pontiac)
- q. [paul] Paint and hazardous things you need a voucher, but cardboard, old doors, and other non hazardous things.
- r. [paul] 1 edit to the budget on the lighting increase, \$400 -> \$500.
- s. [paul] motion to approve the budget
- t. [bob] second.
- u. [all] approved.

7. Election of Board Members

- a. [paul] Willing to bring someone else on as treasurer.
- b. [matt] theres a house on downhill that has had a blue tarp, a tv, and stove on their porch.
- c. [paul] please follow up with the board with a email about the house.
- d. [tina] the house on dahlia that has a mound of woodchips, the city has been out to them, but nothing is done.
- e. [sam] when we know someone is struggling, it'll show great community to volunteer and help them out.
- f. [kelly] can we do an audit of the books in the little library.
- g. [paul] reach out to Stephanie Q our president. She's very interested.

- h. [tina] books removed fro there can be donated to the public library.
- i. [bob] I'd like to revisit the budget to add a line item for a new little library.
- j. [paul] Adding \$400 to the budget for this.
- k. [kelly] can we do community garden boxes by the electric poles?
- l. [paul] I would check with ITC. I know they at least need access to them.
- m. [paul] motion to approve
- n. [bob] second
- o. [bob] open the floor for board election
- p. [bob] Stephanie Q has volunteered to stay as President.
- q. [ryan] Nominate Stephanie Q to continue as president.
- r. [paul] second.
- s. [bob] Nominate Ryan as VP, and Aubrey as Secretary
- t. [paul] second.
- u. [bob] I nominate myself to stay on as a general member.
- v. [ryan] second.
- w. [sam] I nominate myself to stay on as a general member.
- x. [ryan] second.
- y. [paul] motion to accept the board and vote.
- z. [all] in favor.

8. Open Floor

- a. [paul] Please reach out if you're ever interested please reach out.
- b. [paul] motion to open the floor.
- c. [bill] there is a way to pay dues online?
- d. [paul] yes, Zelle. We'll make sure it is on the next year's dues notice.
- e. [pam] Drexelgate - what will they be touching up? Does that include new blacktop?
- f. [sam] hopefully the grass.
- g. [paul] probably not new blacktop.
- h. [bob] motion to adjourn.
- i. [paul] second.

**Rochester Glens Homeowners Association
2024 Annual Meeting
Financial Statement and Proposed Budget**

2023 Financial Statement

Starting Balance:	\$13,922.86
Revenue (Dues/Late Fees):	\$11,925.00
Expenditures (see table below):	\$12,981.93
Ending Balance:	\$12,865.93

2024 Projected Revenue

Dues (173 lots x \$75):	\$12,975.00
Past Dues Owed:	\$2,025.00
Projected Unpaid 2023 Dues:	(\$450.00)
Total Projected Revenue:	\$14,550.00

Expense	2023		2024
	Proposed	Actual	Proposed
Lawncare (Cutting/Fertilizing)	\$9,500.00	\$9,413.00	\$9,500.00
Insurance	\$1,500.00	\$1,382.00	\$1,500.00
Mailings	\$400.00	\$493.07	\$500.00
Halloween Party / Social Events	\$500.00	\$243.59	\$500.00
Storage	\$732.00	\$840.00	\$840.00
Lighting	\$400.00	\$494.27	\$400.00
Website	\$201.00	\$96.00	\$96.00
LARA Filing Fee	\$0.00	\$20.00	\$20.00
Bylaws Committee	\$0.00	\$0.00	\$0.00
Entrance Marker Light Repair	\$0.00	\$0.00	\$100.00
Commons sign maintenance	\$100.00	\$0.00	\$100.00
Total	\$13,333.00	\$12,981.93	\$13,556.00