

Quail Ridge Homeowners' Annual Meeting of February 24th, 2020

The meeting was held at the Rochester Hills Public Library, 500 Olde Towne Road.



**Meeting called to order** at 6:10 by president Jim D'Agostini.

**A quorum** was established

*In attendance:*

Jim D'Agostini - President

Keith Gifford - Treasurer

Dawn Harimoto

Kathy Hofer

John Greslick

Thurley Love

Dave Luedtke - Secretary

David Pagnucco

Doug Siehda

*Not in attendance:*

Pete Beightol

Kip Hilbert

Paulette Michel – Vice President

### ***Approval of Minutes of 2019 Annual Meeting***

Angela Gadlage made a motion to approve the 2/19/2019 meeting minutes, Mike McGunn 2<sup>nd</sup>. Motion was unanimously approved.

### ***Introduction of Board Members***

#### ***President's Opening Remark***

- In 2020, we were 11,000 under the amended budget and ended year with a cash reserve of more than \$25,000 which is better than the previous years.
- All deed restrictions were resolved without filing any lawsuits.
- Most of the substantial plantings are in including the planting of evergreens and the moving of ginko trees to Park Creek Court.
- This past December included holiday lighting on the boulevard at the entrance to the sub for the first time.
- Issues with frequent power outages have been followed through with DTE.
- The website is working but is in need of more frequent content updates.
- We had a few social events although cost was a concern.

## **Committee Reports**

### ***Financial***

Keith Gifford (Treasurer)

2019 year-end performance was discussed including the expenses portion. We had planned on spending more than revenues to complete the landscaping. In actual performance, we brought in more money than we had planned while not spending as much as we had originally planned as well and ended up with a net income of \$454. The starting balance was \$22,772 while the ending balance was \$23,225. The 2020 budget would put us -\$1,825 at the end of the year while still completing all of the lower (ground-level) plantings.

### ***Architectural Control***

Doug Siehda discussed the role of the deed restrictions including the parking of commercial vehicles, a prohibited structure, and blight conditions. He noted that numerous residents have improved the exterior of the home including solar panels, paint, and roofing. Similarly, numerous dead trees were also removed from the Common Area. Doug also discussed the need for any improvements to be pre-approved by the Association and showed the form for requesting pre-approval of architectural changes.

### ***Grounds***

Kathy Hofer discussed the importance to make the design of the entranceway look its best. The Grounds team has worked with a landscape designer at Weigand's and continue to be happy with them. Three ginkos have been moved to the island in Park Creek Court and the dead one in the boulevard island was removed and not replaced. The evergreens have been added to the islands as well as irrigation to ensure the plantings look their best. She presented a poster of the designs including the planting of ground-level plants. She also added that we were very limited on the plant selection based on the deer resistance as well as the need for full-sun.

Robert Wallner brought up concern about what he saw to be possible different species of evergreens in the boulevard. After clarification, he explained that he thought that some of the evergreens that had died were replaced with a third species of evergreen (the evergreens that died and were replaced may have been replaced with a different species). Jim and Kathy said that they would work with Robert to check the trees in question.

Dawn mentioned that the getting the trees swapped out and replaced was quite a process, especially in regards to getting trees approved with the city and then getting the new trees (and their replacements) planted.

Robert Wallner asked about the liability of the dead trees in the commons and mentioned concern about the risk of the danger of falling deadwood. Jim and Doug mentioned that they believed that liability would be limited due to the natural setting of the Commons Area.

Doug mentioned the process of speaking to City of Rochester Hills council president regarding the frequent power outages by DTE. Doug had mentioned that the underground cables only had a 25-year rating and were only being replaced as-needed. DTE is now aware of the issue and has since replaced the cabling from Adams to the first distribution box (apx 300'). Doug said that we are going to pursue the issue until it is resolved.

Kris Arthur asked about how far down Quail Ridge Circle the replacements would go. Doug said that he did not know how far DTE intends to replace at this point but that utility markings (Miss Dig) looked to extend down to the turn on Quail Ridge Circle.

Todd Szymczak had asked about who was responsible for the cost of the electric lines. Doug had responded that the easement was the responsibility of DTE (as are any lines up to the house-mounted meter).

### ***Communications & Social***

Jim discussed the website ([www.quailridgesub.org](http://www.quailridgesub.org)) and some of the information available on it. He also mentioned the QRHOA Facebook webpage. Jim asked for the need for “resident assistants” to be involved in the upkeep of the website and for social activities.

Jim added that we had the garage sale in August, backyard movie in September, and the Halloween meet and greet in October. The turnout for the garage sale was low. Robert Wallner mentioned that he felt that the notice was too short for people to get involved and questioned the need for a garage sale at all. Jim mentioned that the need for garage sales is not as strong as it once was.

Robert Wallner said that he felt that the Board does not solicit the input from residents. Jim said that the sign owned by the HOA was inadvertently not put out (with announcement of the annual meeting). Keith mentioned that even after multiple attempts, only 60% of resident’s emails have been accrued.

Ihor Diachenko mentioned that he agreed with Robert and that he felt that having a web page and Facebook page were passive and that the Board should be more active in their attempts to reach the residents.

Todd Szymczak mentioned that an email and Facebook push would have reminded many of the homeowners of the annual meeting and may have improved attendance (and participation).

Kris Arthur mentioned that there were 61 people following the Facebook page but it was pointed out that some of those may have been doubled-up and may not represent 61 households but perhaps fewer.

Robert Wallner mentioned that he was indeed interested in going door-to-door as needed to get the word out on Association functions. When he was asked by Jim if he was indeed volunteering, Robert replied “of course.”

Todd Szymczak added that felt that the Halloween event was a great idea and would like to see it done again this following year.

Jim had mentioned that there was always concern with community members being concerned with HOA money being spent on social events and he added that he felt that these things were necessary for creating a (strong sense of) community.

### ***Members' Open Discussion***

#### ***Comments regarding Committee***

Kris Arthur had asked about the status of the 2<sup>nd</sup> entrance on Adams at the multi-family complex. Jim mentioned that as far as he knew, there were going to be two entrances. He said that the website for the project has timely updates including updates from the City.

Mike McGunn noticed that lately that there is a lot of through traffic coming down Greenspring in the evening rush hour. Dave Luedtke mentioned that he often follows or is followed by cars using Greenspring as a bypass to the intersection of Hamlin and Adams. Jim added that Oakland University is moving forward with the widening of Adams although it may not move forward for many years.

Ihor Diachenko asked about the speed-sign and liked the idea. Doug and Jim had mentioned that those sign placements were placed by the City of Rochester Hills upon the request of citizens.

#### ***Possible Amendments to the Declaration of Restrictions***

Jim asked if any members had any questions regarding things in the deed restrictions. Robert Wallner said that he felt that this type of information should be solicited in a separate meeting and that asking for this information at this meeting was "ill-served." Jim said that he would still like to find out what the members would like to say regardless of the number of people.

Todd Szymczak asked for the definition of "conducting business." Jim defined it as any business. Todd asked for there to be clarification in the language of "home occupation" be updated. Todd mentioned that many of the previously requested changes overlapped with City Codes. Jim added that often it is easier to work with the City to have them enforce blight restrictions.

Kris Arthur asked if some of the deed restrictions were proposed to shore up renters. Jim said that it was not. Todd Szymczak asked if there were limitations to the number of cars in the driveway and street, to which Jim responded that they were not.

Angela Gadlage said that she was happy with some of the houses being cleaned up and mailboxes being fixed. Jim said that we indeed have been following through with those homeowners even though that may not have been communicated.

### ***Election of 2020 Board Members***

#### ***Nominations***

*Todd Szymczak asked that people consider writing him in on the ballot.*

*Niketon Maral asked to be involved with the maintenance of the website.*

#### ***Remarks by Candidates***

*(none)*

#### ***Balloting***

The current board was re-seated with the addition of Todd Szymczak.

***President's Closing Remarks***

Jim thanked everyone in attendance for coming.

***Adjourn***

Mike McGunn made a motion to adjourn, Angela Gadlage 2<sup>nd</sup>. Motion unanimously approved. Meeting was adjourned at 7:49.