



## *Valley Stream*

Homeowners Association

---

P.O. Box 80098

Rochester, MI 48308

[www.valleystreamsub.com](http://www.valleystreamsub.com)

### **SPECIAL MEETING MINUTES ON NEW BY-LAWS AND BUILDING AND USE DOCUMENTS**

#### **MEMBERS IN ATTENDANCE:**

**Marilyn Pearson, Art Smith, Julie Bokor, Steve Bokor, Andre Shina, and Bruce Fealk and homeowner Roxie.**

**Absent: Linda Eberlein, Brad Howes, Dario Matteocci and Jennifer Cattel**

**DATE: Wednesday, Oct. 8, 2014**

**TIME: 7pm**

**PLACE: Rochester Public Library**

**Meeting was called to order at 7:07pm.**

- **Reviewed homeowner's comments on new by-laws and building and use documents**
- **Reviewed by-laws. Talked about minor changes**
- **Discussed sending letter to homeowners which would include how to access new by-laws and building and use documents. Homeowners can get copy off website or request paper copy. Letter will also include date of special meeting and voting. Will also add paragraph about voting on current by-laws.**
- **When Art makes changes in documents, Bruce will put on website.**
- **Julie and Art will put together letter. May need assistance from board members to do envelopes to send to homeowners.**

**Meeting ended at 8:30pm.**



## *Valley Stream*

Homeowners Association

P.O. Box 80098

Rochester, MI 48308

[www.valleystreamsub.com](http://www.valleystreamsub.com)

### MEETING MINUTES

#### MEMBERS IN ATTENDANCE:

Marilyn Pearson, Art Smith, Julie Bokor, Steve Bokor, Brad Howes, Dario Matteocci, Andre Shina, and homeowners Roxanne Alfsen, Jean Teschendorf, Dennis Teschendorf, Nick and Milt.

Absent: Linda Eberlein, Bruce Fealk and Jennifer Cattel

DATE: Saturday, Sept. 27, 2014

TIME: 8:30 a.m.

PLACE: Panera Bread

Secretary's Report: Meeting was called to order at 8:38am.

Minutes from April 19 & 26 were reviewed and approved by Brad Howes and Steve Bokor.

Discussion of neighbor's concerns: Jean Teschendorf discussed concerns with play equipment in Valley Stream Court commons area. She went to city hall and stated that subdivision can be sued if someone was hurt. Jean also discussed frustration with neighborhood dogs urinating on her flowers by mailbox. Marilyn Pearson stated that she had sent an email with picture of play equipment to all board members and only one board member responded. Julie Bokor offered to talk to neighbors and ask them to remove play equipment.

Treasurer's Report: Art gave report. He stated that water; landscape and DTE bills have been paid. Art obtained a debit card and also arranged with bank to have access to account online. The balance in account was \$10,483.27. So far 98 homeowners have paid their dues. 12 homes still owe current year dues and 2 still owe from previous year. Art stated that in current by-laws if you did not pay, you lose voting rights. Art or Dario will send out letter to homeowners who still owe payment for dues.

President's Report: Art discussed comments from neighbors on new by-laws and use and building and use documents. Attorney, Fred Butters, told Art that if you eliminate the word development and put in the words Valley Stream Subdivision Association in current documents, then we already have the same rights as in new proposed documents.

**Art stated that if we pass new documents, it won't change much short term, but long term it could.**

**Discussed homes in neglect in subdivision.**

**Discussed city ordinance and blight. Currently there is nothing in by-laws that state homeowners must have grass.**

**Art stated that current board members were trying to do what was best for our subdivision by creating new by-laws.**

**Discussed how about 15-20 responses from homeowners were against new by-laws and building and use documents.**

**Neighbor, Milt, asked if there were that many problems in our subdivision.**

**Steve stated that board was asked to address 2 major homeowner's neglect of homes and the board decided to redo all by-laws for a fresh approach.**

**Art stated that subdivision is going through a metamorphosis'.**

**Andre discussed how new by-laws may not help 2 homes in neglect due to City of Rochester Hills requirements.**

**Board chose to meet again on Wed, Oct. 8 at 7pm at Rochester Library to review homeowner's comments and review new by-laws and use and restriction document.**

**Committee Reports:**

- **Landscape—Marilyn stated that decision was made to pass on planted mums and leave begonias. Also discussed holiday lighting.**
- **Safety—Short discussion on traffic due to construction**
- **Welcome—Julie stated that she has already delivered welcome packets to 3 new neighbors and 3 more will be moving in.**
- **Communications—Need to keep website up to date.**
- **Social Events—No discussion**

**Meeting ended at 9:55am.am.**

**Next meeting was set for Saturday, Nov. 1 at Panera Bread.**



## *Valley Stream*

Homeowners Association

P.O. Box 80098

Rochester, MI 48308

[www.valleystreamsub.com](http://www.valleystreamsub.com)

### MEETING MINUTES

#### MEMBERS IN ATTENDANCE:

Marilyn Pearson, Art Smith, Julie Bokor, Steve Bokor, Brad Howes, Bruce Fealk, Dario Matteocci, Andre Shina,, Jennifer Cattel, homeowners Roxanne Alfsen and Bob Ogglesby.

**Absent:** Linda Eberlein, Christine Varvatos

**DATE:** Saturday, April 26, 2014  
**TIME:** 8:30 a.m.  
**PLACE:** Bokor home—444 North Rochdale Drive

The main focus of the meeting was to review by-law and building and use restriction changes . Bob Ogglesby was invited to offer his input as former Valley Stream Association president.

Secretary's Report: Meeting was called to order at 8:40am.  
Minutes were not reviewed at this meeting.

Treasurer's Report: There was no treasurer's report for this meeting.

President's Report: Art discussed that main purpose of the meeting was to review the changes the attorney, Fred Butter, suggested we make in new by-laws and new building and use document. Bob was invited as past president to offer any input. Following are the highlights of this discussion:

- Mailing of new by-laws to homeowners
- Voting procedure on new by-laws
- Putting by-laws on website

- Letter explaining changes in by-laws and citing the major changes—1) voting changes from majority to simple majority, 2) organization of architectural and landscape review committee 3) administrative fee for rentals
- Review of open space documentation. This document is a legal document which cites that as a subdivision it is the responsibility of the association to take care of the open spaces.

Bob brought up articles of incorporation and the fact that the association should be filing this document annually with the state of Michigan. Need to send letter or phone to make sure VS association is registered as a non-profit corporation. These documents should be filed annually. Julie offered to handle this situation and make sure all forms are filed and back fees paid.

Bruce discussed using an association debit card for reimbursement rather than check reimbursement.

Bob stated that in his opinion that the open space plan and articles of incorporation could not be amended. Art stated that there was no need to amend since both documents make reference to building and use documents.

Bob discussed how he interrupted making changes in the documentation. He stated that he felt that 60 lots are needed to approve changes. He also felt that the documents require a certain time frame and that document changes could not occur until after Dec. 21, 2014.

Art stated that he would have the attorney legally let us know if by-laws and building and use documents could be combined, and when changes could be voted on.

Bob then discussed his issues with new documents as follows:

- Voting—majority vs. simple majority
- Felt new by-laws were more restrictive than original documents
- Article 6—section 1 on voting rights and voters who have not paid.

Bob suggested sending out a statement to homeowners pertaining to for and against new by-laws.

**Art discussed option of citing changes with explanation. Art discussed how to handle changes in by-laws and building and use restrictions.**

**Bruce suggested that Bob write a letter to Art and the board addressing his concerns rather than sending a letter to homeowners.**

**Art asked Bob to bring up additional information regarding the tree policy**

**Art stated that the attorney, Fred Butters, needs to be contacted to verify the 15 year restriction and how to move forward with new by-laws if we can.**

**Also to ask attorney to compose a letter to homeowners pertaining to revised documents. Also we should indicate to homeowners that Bob was invited to attend this meeting to discuss changes. Also to include in letter that the board has reviewed all documentation and has done due diligence and spent over 6 months working on changes.**

**Board members in attendance felt that the annual meeting should be used for a discussion of proposed changes and have a separate meeting to vote on new by-laws.**

**Board members felt that dues request and annual meeting notice needs to be sent out immediately. Marilyn will send out an eblast with the date of the annual meeting.**

**Meeting ended at 10:20am.**

**No date was set for next meeting. Will set up after annual meeting and election of new board members**



## *Valley Stream*

*Homeowners Association*

P.O. Box 80098

Rochester, MI 48308

[www.valleystreamsub.com](http://www.valleystreamsub.com)

### MEETING MINUTES

#### MEMBERS IN ATTENDANCE:

Marilyn Pearson, Art Smith, Julie Bokor, Steve Bokor, Brad Howes, Linda Eberlein, Bruce Fealk, Dario Matteocci, Andre Shina, Christine Varvatos, Jennifer Cattel, Attorney-Fred Butters, homeowners Roxanne Alfsen and Don Rockman

**DATE:** Saturday, April 19, 2014  
**TIME:** 9:00 a.m.  
**PLACE:** Bokor home—444 North Rochdale Drive

The main focus of the meeting was to review by-law and building and use restriction changes with attorney, Fred Butters.

Secretary's Report: Meeting was called to order at 9:10am.  
Minutes approved from last board meeting.

Treasurer's Report: There was no treasurer's report for this meeting. However, annual dues notice with date for annual meeting should be sent out by Saturday, April 26.

President's Report: Art introduced attorney, Fred Butters, who discussed by-law changes. Following were the highlights of the documents:

- Architectural committee needs to be in place and should meet at least once a year (won't see this requirement in by-laws but it is an operational issue).
- Should post minutes from architectural committee even if no issues were addressed.

- **Major changes in new by-laws are:**
  - **Voting procedure—Changed from majority to simple majority of votes cast**
  - **Maintenance**
  - **Renters**

**Board members approved payment of attorney fee for reviewing by-law and building and use documents.**

**Landscape Committee Report: Members approved payment to Crew Cut and Cooks Tree Care.**

**Safety Committee Report: Nothing to report**

**Welcome Committee Report: Nothing to report**

**Communications Committee Report: Discussed when and how to post new by-laws and building and use document on website.**

**Social Events Committee Report: Nothing to report**

**Old & New Business—Review of new by-laws and building and use restriction documents.**

**Decided on Thursday, May 22 at 7pm at Long Meadow Elementary School for VS annual meeting.**

**Meeting ended at 12:08pm.**

**Next meeting set for Saturday, April 26, 2014 at 8:30am at the Bokor house, 444 North Rochdale.**