

**Chase Farms Homeowners Association
Annual Meeting, January 11, 2005
Novi Civic Center**

The annual meeting of the Chase Farms Homeowners Association (CFHA) was held at 7:00 p.m. on January 11, 2005 in the Novi Civic Center

Attendance

- **Incumbent Board:** Kelly Kroll, Bob BuWalda, Ron Link, Neil Goldman, Art Belloli, Tom Altholz, Kim Love, Mike Salemi, Stephen Letzeiser

- **Residents-at-Large:** Karl and Doris Anne Isele, Bob and Ginnie Murdoch, Grant and Linda Beard, Don and Mary Schlax, Doug Clawson, Robert and Cheryl Curtis, Don Erickson, Tom Marzonie, Ken and Holly Juzswik, Scott Horsburgh, Wayne Schnaidt, Carol Hart-Belloli, John Keilly, Rodney Cooper, Gary Rose, Dave and Chris Renner.

There were 23 residents-at-large present, representing 16 households.

Call-to Order, Welcome, Introductions and Thanks – Kelly Kroll

Kelly Kroll, incumbent CFHA Board president, called the meeting to order at 7:05 p.m. He welcomed all attendees, then introduced and thanked Board members for their individual and collective efforts and contributions during 2004. (*Secretary's Comment: Note should be made here of the excellent job Kelly Kroll has done for the past two years serving as Board president – Thanks, Kelly, for a job very well done.*)

Vice President's Report – Bob BuWalda

Bob commented that there were no major issues in CF this past year. There are always some minor issues and concerns in a subdivision the size of CFs, but overall the Board functioned well and no major problems developed.

Treasurer's Report – Neil Goldman

Neil reported that close to half of 2005 homeowners dues have been received. Households have until January 31, 2005 to remit their \$200.00 dues without penalty.

Neil also reported on the 2004 expenditure-to-budget results, which include an \$8,000 carryover to 2005. Two questions from residents sparked a somewhat lengthy discussion regarding CFHA financial reporting. The questions were:

- Why don't we itemize the treasurer reports with more detail and more clearly?
- Can we post financial updates on the CF web site regularly – say quarterly?

Responses to these questions (and other similar/related ones during the discussion) came from several Board members, and were led by Kelly and Neil. Board comments/commitments made during the discussion included:

- considerable detail is included in monthly treasury reporting, and the reports are itemized -- nothing is paid without written justification and appropriate approval
- the Board will post year-end 2004 results on the web site by the end of January

- the Board has not done an adequate job of keeping the web site updated with treasury information, and commits to do better in 2005
- the Board has not used e-mail as a communications tool because we have only about 50% of residents' e-mail addresses, and because of address accuracy concerns
- the Board will continue to address the best way to communicate with residents

Secretary's Report – Ron Link

Ron commented that his primary duty is to make sure notes from meetings are recorded and published.

Architectural Report – Mike Salemi

Mike's overall approach to requests for resident requests for approvals is to say "yes". Most requests are either for items clearly prohibited by Deed Restrictions (sheds, fences, etc) and must be denied, or for repainting an approved color or additions conforming to CFHA building standards and can be approved. On those few occasions where a request falls in between these two parameters, Mike takes the matter to the Board for discussion before a decision is made.

City Relations Report – Mike Salemi

Mike also handles relations with the City of Novi for the CFHA. Matters requiring attention include CF Park, street maintenance and any unusual occurrences that might involve and/or require city services. The Board continually attempts to get the city to repair subdivision streets, but must compete with maintenance on all streets in Novi compounded by reduced manpower and budgets.

Maintenance Report – Art Belloli

Art reviewed what was done in 2004 (see attached summary). He commented that sprinkler system maintenance, flower planting and commons grass cutting are the most expensive items in the maintenance budget. There was a brief discussion about landscaping; no substantive decisions were made as a result of the discussion. Also, Art pointed out that the Board's decision to reduce Christmas lighting for 2004 was met with several unfavorable comments from residents, so more money has been put in the budget for this item in 2005.

Art negotiates and/or renegotiates contracts as required with vendors who service CF. They include grass cutting, electrical maintenance, sprinkler maintenance and flower planting/maintenance.

Social Report – Kim Love

Kim has been social chairperson for the past two years, and has coordinated several annual events: Easter egg hunt; garage sale, 4th of July activities, family fun day and Halloween activities. Kim has decided to not be on the Board in 2005, and made an invitation to those attending the meeting to consider volunteering as her replacement. *(Secretary's comment: On behalf of the Board and all residents, thanks for your work, Kim.)*

Capital Improvements – Kelly combined this with the discussion on 2005 objectives

Discussion of 2005 Objectives – Kelly

The following proposed CFHA Board objectives were presented for discussion and consideration. Where discussion occurred, it is summarized below the respective objective. Final 2005 objectives will be decided on at the February, 2005 Board meeting.

Although *Chase Farms Park* was not on the agenda, Kelly provided an update:

- We are probably a few months away from final ownership of the park – we are simply waiting on the legal system. There are no further known hurdles.
- There are no insurance issues with CFHA ownership of the park.
- In responding to a question, the Board advised residents to call Novi police if any suspicious activity is noticed in the park.

Architectural and Beautification

- Devise new flower program that minimizes annual expenditures; continue transition to more perennials.
- Re-bid all expired contracts to contain costs
- Formulate cost-effective, new plan for Holiday lighting

Capital Improvements

Formulate plan and investigate funding scenarios for mailbox maintenance and/or replacement

- There was discussion concerning this item. Bob BuWalda has been looking into various options to keep our mailboxes at an acceptable level. This will require replacing them at some point in time, although we have not reached that point yet. Money has been put in the 2005 budget to paint and repair as needed all mailboxes, newspaper holders and pods in CFs starting this Spring. During the course of the year the Board will recommend the best approach for a long term fix. Suggestions made by residents at the meeting have been noted and will be included in the Board's discussions.

City Relations

- Attend January community meeting at City Hall
- Continue efforts to improve streets in CFs

Communications

- Continue efforts to upgrade web site
- Possible re-introduction of Print Newsletter

Treasury

- Maintain/strengthen sound financial position
- Assure proper insurance coverage/protection
- Plan for future capital expenditures

Social

- Determine viability of Social Committee and events

Open Call for New Issues: There were no new issues voiced.

Open Call for Volunteers: Kelly encouraged residents to volunteer to serve on the Board. Two people signed on – they are Dave Renner and Rodney Cooper. Thanks to both gentlemen.

Dismissal: The meeting was adjourned at 8:35 p.m.

Next Meeting: The next meeting will be Sunday, February 16 at 7:30 pm at Art Belloli's house, 21579 Trent Ct