

**Chase Farms Homeowners Association
Board Meeting
February 14, 2005**

The February, 2005 meeting of the Chase Farms Homeowners Association Board (the Board) was held at Art Belloli's house at 7:30 p.m. February 13, 2005.

Call to Order: The meeting was called to order at 7:35 p.m.

Attendance: Kelly Kroll, Neil Goldman, Ron Link, Art Belloli, Mike Salemi, Tom Altholz, Rod Cooper, Kim Love, Larry Lloyd, Dave Renner, Stephen Letzeiser.

Thanks to new volunteers Dave Renner and Rod Cooper for joining the Board.

Secretary's Report: Although the January 11, 2005 Annual Meeting minutes had been approved electronically earlier, Ron asked if there was further discussion, clarification or change involving the minutes. There being none, they stand approved as submitted.

Mike Salemi attended the **Novi Community Leader Breakfast** on January 29. This breakfast meeting is a way to say Thanks to Novi Homeowner's Associations leaders for volunteering their time, etc. Nothing of remarkable interest to Chase Farms was discussed at the meeting.

Board Appointments: The new 2005 Board appointed the following Officers and Committee Leaders:

- President - Bob BuWalda president@chasefarms.com
- Vice President – Kelly Kroll vicepresident@chasefarms.com
- Treasurer – Neil Goldman treasurer@chasefarms.com
- Secretary – Ron Link secretary@chasefarms.com
- Architectural Control – Mike Salemi
- City Relations – Mike Salemi
- Maintenance – Art Belloli
- Beautification – Larry Lloyd
- Social – No one has volunteered for this Chair at this writing
- Members-at-Large – Stephen Letzeiser, Kim Love, Rod Cooper and Dave Renner

Committee Structure and Meeting/Agenda Guidelines: Committee structure remains unchanged. Various back-ups for each Officer/Committee Leader position remain in place, and the process of publishing an early agenda and open discussion at meetings remain in place. Rod Cooper has indicated interest in being involved with our web site; Kelly Kroll is coordinating this with our present web master. Kim Love has volunteered to help orient a new Social Chairperson should one be identified.

Communications Guidelines: The Board adopted the following guidelines for communications with residents:

- summarize financial information monthly and post it on the web site monthly (Neil)
- summarize important events quarterly on the web site (Ron)
- mail two documents to residents annually, one in April and one in October, summarizing important year-to-date information and highlighting upcoming events and/or known issues (Bob)

Treasurer's Report:

Budget Report: Documents were distributed to the Board comparing 2004 actuals to 2005 budget. These documents will be summarized and e-mailed to the Board by Wednesday, February 16. (Neil) A copy is also attached to these minutes.

Dues Collection Report: Twenty-six (26) homeowners had not paid their 2005 dues as of the end of business Saturday, February 12th. These 26 homeowners will be contacted by various Board members to remind them their dues, with penalty, are due and to determine their intentions. The results of these contacts will be sent to the Board treasurer by the end of business Friday, February, 18, 2005. Homeowners not complying with their payment requirements by the end of February will then be sent a certified letter explaining that if they do not pay by March 15, 2005, a lien will be placed on their house.

Maintenance Report: Art submitted a January, 2005 summary, which is attached to these minutes.

Goals and Objectives: The goals and objectives presented as "proposed" were solidified during the February 13th meeting. They are shown in a special section of the Chase Farms web site.

Old Business: A new issue concerning Chase Farms Park, which arose only a few days before the February 13th meeting, was discussed at length. The issue involves a complaint from the Condominium owner adjacent to the Park that some trees are endangering power lines and condo property. The City of Novi agrees and has issued a compliance letter to the developer, who still legally owns the Park but is refusing to comply with the City letter. Having just learned of this issue a short time before the meeting, some time is required to sort out just what it might mean to Chase Farms. (Mike and Kelly)

New Business: None

Adjournment: The meeting was adjourned at 9:35 p.m.

Next Meeting: Sunday, March 6th at 7:30 p.m. at Tom Altholz's house – 43074 Ashbury.