

**Chase Farms Homeowner's Association
Board Meeting March 6, 2005**

The meeting was held at Tom Altholz's house.

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

Attendance: Bob BuWalda, Kelly Kroll, Ron Link, Neil Goldman, Art Belloli, Stephen Letzeiser, Larry Lloyd, Tom Altholz, Dave Renner, Mike Salemi and Rodney Cooper

Secretary's Report: Minutes from the February meeting had been amended and subsequently approved electronically prior to the meeting.

Rodney Cooper has volunteered to be in charge of the Chase Farms website. We will continue to strive to post meeting minutes within a few days after any given meeting.

Treasurer's Report:

Dues Collection – The number of resident's not yet paying 2005 dues has been reduced from 26 to 10. This reduction was primarily due to various Board members contacting delinquent parties and reminding them of their dues and late fees. Certified letters will be sent to the remaining delinquent parties informing them a lien will be placed on their homes if dues and late fees are not paid. (Neil)

Budget: There was a lengthy discussion regarding the 2005 budget. Income is fixed, of course, based on dues, so the discussion centered around known and anticipated expenses. Each budget category was discussed, including most line items. Some category and/or line item adjustments were made based on updated information, group discussion, etc. After the discussion and adjustments, the Board unanimously approved the 2005 budget. The budget will be summarized on our website at the end of March, and is available in its entirety from treasurer@chasefarms.com.

Other Financial:

February and year-to-date Budget vs Actual papers were distributed.

A budget summary format was approved by the Board which will be completed and posted quarterly. (Tom)

Although CFHA does not owe taxes, we must file a return by March 15th. (Neil)

Maintenance: A February Maintenance summary was presented and is attached to these minutes.

There were no other Committee Reports, although there was a length discussion regarding the item shown below.

Old Business: The only item discussed was the matter of Chase Farms Park (CFP). Kelly summarized the present status, which is that CFHA does now or will very soon officially own CFP; that is, it will be deeded to CFHA. The title search and perhaps some other minor items remain to be finalized, but there is no question that CFHA will own CFP. While the Board initially thought this would be good news when received, some facts have recently come to light complicating ownership of the Park. Specifically, a complaint regarding unsafe trees (leaning) has been filed with the City by the condominium association abutting the Park, and the City has apparently issued a violation document, although as of our March 6 meeting the Board had not received a copy of the violation. Other matters of concern include the number of dead Ash trees in the Park and consequent expense in removing them, drainage issues, regular maintenance requirements, etc.

In an effort to determine facts regarding the Park, members of our Board (Bob, Kelly and Mike) will meet with appropriate City officials on Friday, March 11. Results of and facts determined during this meeting will be very useful is a Board recommendation regarding the Park. For example, should CFHA own the property outright, or should CFHA deed it to the City with restrictions on its use? If CFHA owns the property outright, what effect might that have on abutters' use of the Park as an extension of their lawns, etc?

As the reader can see, there are several key issues to be discussed at the March 11 meeting. The Board will inform residents of the outcomes of the meeting as soon as practical, and likewise will inform residents of the Board's position regarding CFP as soon as possible. (Bob)

New Business: Bob asked someone to look into the use of a well for irrigation of the entrances. Stephen volunteered to do some research.

Adjournment: The meeting was adjourned at 9:00 p.m.

Next Meeting: The next meeting will be held at **7:30 p.m. Sunday, April 10th**, at Bob BuWalda's house, 21315 Chase.