

**Chase Farms Homeowner's Association
Board Meeting April 10, 2005**

The meeting was held at Bob BuWalda's house.

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

Attendance: Bob BuWalda, Kelly Kroll, Neil Goldman, Art Belloli, Stephen Letzeiser, Tom Altholz, Dave Renner, Mike Salemi, Dan O'Connell, Sean & Mary Ann Dillon

Secretary's Report: Minutes from the March meeting had been approved electronically prior to the meeting.

Treasurer's Report:

Dues Collection – The number of resident's not yet paying 2005 dues has been reduced to 9. This reduction was primarily due to various Board members contacting delinquent parties and reminding them of their dues and late fees. Certified letters were sent to the delinquent parties during the past 30 days informing them a lien will be placed on their homes if dues and late fees are not paid. Neil will file liens on the 9 homeowners during the week of April 10 with the Oakland County Assessors office.(Neil)

Budget: The 2005 budget was reviewed based on the updates discussed in the March 2005 meeting and approved accordingly. 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:

March and year-to-date Budget vs Actual papers were distributed. The association incurred an unexpected expense of \$2,000.00 for electrical work at the corner of Chase and Ashbury due to a break in the line. Unfortunately, this was not the fault of any contractors working in the area.

A budget summary format will be posted quarterly. (Tom)

Insurance – Our insurance agent is setting up a new agency and our policy will follow the agent. No change in insurance carrier, coverage or premium.

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

Irrigation Well – Stephen provided some initial information on drilling two wells, one at the 8 & 9 mile entrance, for sprinkler irrigation in an effort to reduce the annual water bill. A complete report will be provided at the May meeting that will include additional quotes and along with the space requirement for a water conditioning unit to remove the iron.

1. [Maintenance:](#) "Mailboxes – A survey.."

Mailboxes – A survey will be conducted of all mailboxes to determine any necessary repairs or upgrades prior to repainting over the summer. (Art)

City Relations – No News

Social – We do not have a social chairperson to coordinate the 4 annual events. A suggestion was made seek four individuals, each to chair one event reducing the workload accordingly.

Terry Wahrman has volunteered to be in charge of the Chase Farms Annual Garage Sale. The date of the 2005 event is **May 20th 9 am to 5 pm and May 21st 9 am to 2 pm.** Rodney will post prominently on the web site.

Sean & Mary Ann Dillon have volunteered to be in charge of the Chase Farms Annual Octoberfest.

Thanks to both families for volunteering.

We are in need of 2 more individuals to host an event.

Architectural Control: There was a review of the approval process (Wadowski, Lot 4, 43073 Ashbury) for an egress window. The Wadowskis were asked to submit a plot plan prior to review; as of yet they have not done this. Mike is the only one on this committee, and he reviewed his process for the board: Requests are submitted to Mike for review. Any “rubber stamp” yes (in accordance with our deed restrictions) type of reviews is approved by Mike. Any requests that are questionable are presented to the board officers for review and a decision. The City of Novi requires an approval letter from all neighborhood associations for any homeowner improvement project prior to issuing a permit..

Old Business: : Chase Farms Park (CFP). The CFHA now owns the park along with the responsibility of maintaining the park. In an effort to determine facts regarding the Park, members of our Board (Bob and Kelly) met with appropriate City officials on Friday, March 11. The city has classified CFP as a Private / Semi Public park and as such, will enforce traditional city park rules. Bob and Kelly had different interpretations from the meeting on what this means and we are waiting for clarification. At the March board meeting a Park committee was formed to determine the level of maintenance that maybe required and the financial impact. In addition, meet with Steve Prince the Novi City Forrester to identify and mark trees along the property line abutting the Country Place Condo. As a result of the meeting with the Novi City Forrester, twelve trees were identified as dead and pose a threat to potential damage to property. These trees will need to be taken down. The question that now arises is determining the legal property line between CFP and Country Place Condos where several of the trees are located. As a result of property line issue we will take the following action:

1. Country Place Condos will be contacted to determine if they will share in the cost of cutting down some of the tress. (Bob)
2. Ask the city to prove CFHA ownership of the trees in question. (Dave)
3. Secure a quote to survey the property between CFP and the condos. (Kelly)

The park committee prepared an initial recommendation on several issues:

1. The level of park maintenance.
2. A reminder letter to all property owners abutting the park regarding dumping in the park.
3. A potential dues increase to cover the cost of park maintenance.
4. Raised the question on responsibility for the storm drainage. The Drainage Engineer of Novi will be contacted to address this concern. (Mike).

The board asked the committee to further explore clean up options in the park and report back at the May monthly meeting.

Adjournment: The meeting was adjourned at 9:05 p.m.

Next Meeting: The next meeting will be held at **7:30 p.m. Sunday, May 15th at Stephen Letzeiser's house, 21298 Wheaton**