

**Final  
Chase Farms Homeowner's Association  
Board Meeting May 15,2005**

The meeting was held at Stephen Letzeiser's home.

**Call to Order:** The meeting was called to order by Kelly Kroll at 7:37 p.m.

**Attendance:** Kelly Kroll, Art Belloli, Stephen Letzeiser, Tom Altholz, Rodney Cooper, and Larry Lloyd

Absent : Neil Goldman, Mike Salemi, Dave Renner, Bob Bu Walda

**Secretary's Report:** Minutes from the April meeting had been approved electronically prior to the meeting. Ron Link has resigned from the CFHA board as Secretary. The board would like to thank Ron for all of his hard work over the past few years, it was very much appreciated. Stephen Letzeiser was voted in as the new Secretary.

**Treasurer's Report:** Neil Goldman was unable to attend the meeting, therefore the April month end financials were unavailable and no update concerning annual dues collection from delinquent homeowners was available. We do know that we incurred some legal cost due to issues relating to Chase Farms Park.

**Other Financial:**

Tom Altholz will put together a financial template for the website summarizing year to date financials vs. annual CFHA budget. The budget is available in its entirety from [treasurer@chasefarms.com](mailto:treasurer@chasefarms.com). In addition, Tom will work with Neil Goldman and secure a copy of Quicken Books and maintain a backup copy of CFHA financials..

**Maintenance:** An April Maintenance summary was presented and is attached to these minutes.

Mailboxes – Art is 70% complete surveying the condition of all the mailboxes and will submit a request to our contractor to make the necessary repairs. Repainting of the mailboxes will follow the repairs.

Irrigation Well – Stephen provided an update on the cost to drill two wells, one at the 8 & 9 mile entrance, for sprinkler irrigation in an effort to reduce the annual water bill. Based on the initial estimates from several contractors it warrants further investigation and additional analysis.

**City Relations** – No News

**Social** – The garage sale is planned for May 20<sup>th</sup> and 21<sup>st</sup>. We are in need of 2 more individuals to host an event.

**Architectural Control:** No news.

**Old Business:** : Chase Farms Park (CFP). The Novi City Forrester, Steve Prince identified twelve trees as dead and pose a threat to potential damage to property belonging to Country Place Condos. The trees were taken down and the cost was shared equally between CFHA and Country Place Condos. CFHA cost was \$1,200. Since the original 12 trees were removed Country Place Condos removed four additional trees and has asked that CFHA pay an additional cost of \$600.00. Country Place Condos have stated that the City of Novi inspection marked 4 additional trees with a Red X. Bob Bu Walda is discussing this situation with the Condo's concerning the request for an additional payment of \$600 since CFHA did not authorize the work prior to the trees being cut down.

At the March board meeting a Chase Farms Park committee was formed to determine the level of maintenance that maybe required and the financial impact. A draft of the levels of maintenance, low, medium and high was presented. The committee was asked to provide cost estimates on the various levels of maintenance and report back at the next meeting. Mike is following up on who has responsibility for the storm drainage with the City.

**Adjournment:** The meeting was adjourned at 9:15 p.m.

**Next Meeting:** The next meeting was scheduled to be held at 7:30 p.m. Sunday, June 12<sup>th</sup>. Due to a number of conflicts since the meeting on May 15<sup>th</sup> the next meeting has been rescheduled for July 17th at Kelly Kroll's house 21052 Wheaton Lane at 7:30 PM.