

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

The meeting was held at Kelly Kroll's home.

Call to Order: The meeting was called to order by Bob BuWalda at 7:40 p.m.

In Attendance: Bob Bu Walda, Kelly Kroll, Art Belloli, Stephen Letzeiser and Larry Lloyd

Absent: Neil Goldman, Mike Salemi, Dave Renner, Tom Altholz, Rodney Cooper

Secretary's Report: Minutes from the May meeting had been approved electronically prior to the meeting. There was no meeting in June due to scheduling conflicts.

Treasurer's Report: Neil Goldman was unable to attend the meeting, therefore the June month end financials were unavailable. Liens were filed in Oakland County against several homeowners due to non-payment of their 2005 Home Owner Association Dues. As a result there is a shortfall in the 2005 operating budget.

Action Item: Follow up and review of the status of the liens in September / October 2005. This item will be listed on a re-occurring basis on the monthly agenda under "Old Business" to maintain visibility until resolved.

Maintenance: The May / June Maintenance summary was presented /reviewed and is attached to these minutes.

9 Mile Entrance: As part of the repaving of 9 Mile Road, the City of Novi has agreed to repave the entrance to Chase Farms up to the end of the median with asphalt as a short term fix. The asphalt at the entrance would later be replaced with like concrete when all of Chase Drive is repaved. The board's concern is that by allowing the City to provide a temporary fix, which is sorely needed, it may set a precedent and delay further action on the part of the city to repair the deteriorating roads within Chase Farms.

Action Item: Bob BuWalda will send a note to the City Engineer – Rob Hayes and Neighborhood Relations Manager Cindy Uglow that it is our desire that the 9 Mile entrance be replaced with concrete, not asphalt.

Irrigation Well – Stephen provided an update on the cost to drill two wells, one at the 8 & 9 mile entrance. A motion was made to secure a firm bid to drill one well at the 9 mile entrance. Pending board approval of the final quote, timing for completion of the project is September 1, 2005 or sooner and prior to the repaving of 9 mile.

City Relations – No News

Social – No News

Architectural Control:

Tree Issue with the homeowner at Chase & Picadilly:

Bob and Mike will review the landscaping plan with the homeowners and request some trees be removed on the southern property line to be in compliance with the tree fence bylaws. The homeowner misled the association on the scope of the project when they requested approval to plant a few trees.

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 to be shared equally between CFHA and Country Place Condos. CFHA cost was \$1,200. CFHA is still waiting for a letter from Country Place Condo and the City of Novi stating the trees have been taken down and CFHA is no longer in violation of the city code. Bob BuWalda is handling this activity. .

Park Maintenance: At the March board meeting a Chase Farms Park committee was formed to determine the level of maintenance that maybe required and the associated cost. In April, the committee presented three levels of maintenance, low, medium and high, however no decision was reached. This issue will be an agenda item for the August meeting

Mike is following up on who has responsibility for the storm drainage with the City.

New Business: The CFHA website lacks content updating and needs to be maintained.

Action Item: Discuss with Rodney who we need to contact, individual or company to act as web manager for CFHA website.

Adjournment: The meeting was adjourned at 9:25 p.m.

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