

**Chase Farms Homeowner's Association
Board Meeting Minutes – October 9, 2005**

The meeting was held at Art Belloli's home.

Call to Order: The meeting was called to order by Bob BuWalda at 7:38 p.m.

In Attendance: Bob BuWalda, Kelly Kroll, Art Belloli, Stephen Letzeiser, Dave Renner and Neil Goldman, Larry Lloyd, Mike Salemi, Rodney Cooper and Purushothaman Nair was attending as a resident.

Absent: Tom Altholz

Secretary's Report: Minutes from the September meeting had been approved electronically prior to the meeting and have been posted to Chase Farms website.

Treasurer's Report: Neil Goldman provided year to date financials.

- Operating budget on target YTD
- We are waiting for a response from our Credit Union regarding loan approval for drilling two irrigation wells. The loan request was for \$25,000 for a 5 to 6 year term.
- CFHA is still waiting for notification back from the City of Novi that the trees, in Chase Farms Park that were previously abutting and endangering the condos, have been removed. CFHA is sharing 50% of the cost \$2,400 of the tree removal. CFHA portion is \$1,200.00.
- Non-paying homeowners – 2005 Association dues: CFHA has initiated steps to file a lawsuit against individual homeowners who have not paid their 2005 association dues. Art will make a follow-up call to the remaining non-paying homeowners .
- Our Insurance Agency can provide coverage for vandalism. We will request a quote to cover \$30,000 - Entrance Signage, \$30,000 - Lighting, \$25,000 - Street Signs and \$20,000 for landscaping. The quote will be with a \$500 and \$1,000 deductible.

Action Item:

- Follow up with the Credit Union on approval status of loan. **Neil**
- Secure Insurance quote for vandalism – **Neil**
- Submit to Bob 2005 year end budget projections - **Neil**.
- Contact non paying Homeowners for 2005 dues. – **Art**
- Continue lawsuit proceedings against non paying homeowners - **Neil**
- Escrow in the budget \$1,200 for tree removal - **Neil**

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

- For budgeting purposes we need to add additional cuttings to the 2006 budget.

- Chase Farms received beautification awards from the City of Novi, for both the 8 & 9 mile entryway.

Irrigation Wells – Waiting on approval of financing from our Credit Union.

Mail Box's –

- Repainting of the mailboxes was completed in mid-September. An additional charge of \$2.00 per stand was approved by the board to cover, at the boards request, the repainting all of the flags and priming the bare wood.
- **Mail Box Repair Policy** - The board approved a new policy outlining financial responsibility for mail box repair. A copy of the policy will be included with the annual comments sent to the homeowners and be posted on the website.

Action Items:

- Post mail box repair policy on website – Rodney & Kelly
- Include policy with annual letter. - Kelly

City Relations – No News

Social – Due to a lack of a Chairperson, there will not be a CFHA October Fest. The board is in need of a social chairperson.

Architectural Control:

Tree Issue with the homeowner at Chase & Picadilly:

- The association was not fully informed as to the scope of the project when the homeowner requested approval to plant a few trees.
- **Action Item:** Send a letter to the homeowners advising them of a breach of the bylaws - **Mike**

Old Business:

CFHA Web Site - The web –site has been updated with the 2005 meeting minutes and maintenance summaries.

Chase Farms Directory: The process of updating the CFHA 2006 Directory has begun. Residents will be able to update their information online. Post cards will be sent out in October to the residents to update their directory information online. We will use high school students to distribute the completed directory in exchange for community service hours.

Action Items:

- Send formal request to Kelly to update CFHA directory and make the expenditure. – **Bob / Neil**
- Send out post card to residents – **Kelly**
- Coordinate delivery of directory - **Stephen**

New Business:

Satellite Dish Variance – Mr. Nair requested at the beginning of the meeting, a variance from the board to place his satellite dish on the front peak of his house, vs the back, to improve the signal. Mr Nair lives along Chase drive and his home backs up to Chase Farms Park. The poor signal is due to tree obstruction. The board discussed the request at the end of the meeting and elected to not to approve the variance.

Action Item:

- Send a letter to Mr. Nair advising him his request for a variance was not approved and the dish needs to be removed from its current location due to a violation of our deed restrictions. - **Mike**

Adjournment: The meeting was adjourned at 9:45 p.m.

Next Meeting: The next meeting will be held at **7:30 p.m. Sunday, November 6th at Stephen Letzeiser's house 21298 Wheaton**