

**Chase Farms Homeowner's Association  
Annual Board Meeting Minutes – January 10, 2006**

The meeting was held at the Novi Civic Center

**Call to Order:** The meeting was called to order by Bob BuWalda at 7:05 p.m.

**In Attendance:**

**Board Members:** Bob BuWalda, Kelly Kroll, Art Belloli, Stephen Letzeiser, Neil Goldman, Tom Altholz and Dave Renner

Absent: Rodney Cooper and Larry Lloyd

**Homeowners:** Tracy Donohue, Jack Samples, Shane Simpson, Robert Curtis, Darren Yanke, Karen Krawec, Carol Belloli, Grant & Linda Beard, Christine Renner, Ken & Holly Juzswik, Cynthia Vallier, Larry & Maralyn Wichynski, Scott Horsburgh.

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

**The primary focus of the January Board meeting was to review the 2005 accomplishments and the plans for 2006, including a review of the Financial Budget, Maintenance & Beautification program, Capital Improvements, and to fill open board positions.**

- The entire Power Point presentation covering the agenda items will be posted on the CFHA web site. In addition to the presentation, listed below are some comments made during the meeting.

**Comments;**

**Budget**

- There were a number of questions on the budget.
- Homeowners would like have the financials posted to the web site on a regular basis.
- A request to have an outside audit of the finances of CFHA
- Have printed copies of the financials available for the annual meeting attendees.

**Action Items:**

- An Income Statement will be prepared and posted to the Website monthly– Tom
- Schedule an audit in 2006 – Bob

**Maintenance Summary**

- The board, in particular Art Belloli, received positive feedback on how well maintained the Chase Farms entrances look throughout the year. Art provided a detailed review of the 2005 Maintenance and Beautification program as well as plans for 2006 which includes new stone entrance signs at 9 mile.

### **Irrigation Wells –**

- Lightning is attracted to irrigation wells and the board should consider an insurance policy to cover damage to the motor.
- The board needs to develop a maintenance program to insure an adequate supply of chemical additive on hand to eliminate iron in well water which will prevent rust stains.

### **Action Item;**

- Investigate insurance coverage for irrigation well motor – Stephen
- Coordinate timing of the new signs, Well Drilling and Flower planting - Art
- Maintenance Program of chemical additive for the well. – Art

### **Miscellaneous:**

- Homeowners would like to see stricter enforcement of the Deed Restrictions relating to exterior maintenance (painting and landscaping in particular).
- Complaints about the asphalt at the 9 Mile entrance of the subdivision.

### **Action Item:**

- Homeowners are required to write and sign a formal complaint to CFHA.
- Homeowners are urged to voice their concern over the asphalt at the 9 mile entrance to Mr. Benny McCusker Director of Novi DPW. 248-735-5640 [bmccusker@ci.novi.mi.us](mailto:bmccusker@ci.novi.mi.us)

### **Open Board Positions**

- Mike Salemi has stepped down from the CFHA board. Mike was the longest serving board member and held a dual role: Architectural Control Director and City Liaison.
- Darren Yanke has volunteered to fill Architectural Control position.
- Tracy Donohue and Erin Ryan have volunteered to Co chair the Social Director Position

**Adjournment:** The meeting was adjourned at 8:25 p.m.

**Next Meeting: February 12, 2006 at 7:00 pm.**

**Location: Neil Goldman's home 22378 Chase Drive**