

**Chase Farms Homeowner's Association
Board Meeting April 24, 2006**

The meeting of The Chase Farms Homeowners Association Board (the Board) was held at Kelly Kroll's house.

Call to Order: The meeting was called to order by Bob BuWalda at 7:03 p.m.

Attendance: Bob BuWalda, Kelly Kroll, Stephen Letzeiser, Art Belloli, Tracy Donohue, Erin Ryan, and Tom Alholz

Absent: Larry Lloyd, Rodney Cooper, Neil Goldman and Dave Renner

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

Treasurer's Report:

Financial Report: Tom Alholz provided the April month to date Financial Summary

- The financial activity for April was reviewed and approved. A copy of the consolidated income statement will be included with the minutes and posted to the web-site.
- A line item will be added to the budget and labeled Capital Improvements.

Action Item – Add Capital Improvements line item to budget - **Neil**

Dues Collection Report:

- There are 10 homeowners with dues outstanding. (3 – 2005 and 7 – 2006). Tom will follow-up accordingly and remind them their dues, a late payment fee of \$50.00, plus \$3.50 maintenance fee per month delinquent are required to be remitted. A lack of payment will trigger liens being placed against their property.

Action Item – Follow up with homeowners - **Tom**

Committee Reports:

Maintenance: Art presented the March 2006 Maintenance Summary which is attached to these minutes.

Capital Improvements: Art's Maintenance Summary, March 2006, includes a recap of the well drilling project, and the new 9 Mile signage.

Social: A number of social activities are being planned for 2006.

- The Easter Egg Hunt was a success with over 60+ children participating. A fire engine was also on hand for the children to view up close. A special thanks to the Novi Fire Department.
- The Annual Garage sale is scheduled for May 19th & 20th.

- A Fourth of July bike parade is currently being planned.

City Relations: Nothing to report.

Architectural Control: A homeowner submitted plans and requested approval to build a screened in porch, along with an expansion of a deck. This request was approved by the board.

Old Business: Tree issue with homeowner at Chase & Picadilly. Homeowner has agreed to remove / relocate some trees as soon as they hire a new landscape contractor.

Action Item: Follow up in 30 days. - **Kelly.**

New Business:

- **CCR's-** A notice to homeowners will be sent out concerning CCR's. The notice will accompany the Garage Sales flyer and be posted on the CFHA website.

Action Item – Prepare CCR document for flyer and web site - **Kelly**

- **CFHA Credit Cards** – The board approved not renewing the CFHA credit cards and close out the account

Action Item – Close account and request a letter from the bank indicating the account has been closed - **Neil**

Adjournment: The meeting was adjourned at 7:55 p.m.

Next Meeting: The next meeting will be held at **7:00 p.m. Sunday, May 21st at Stephen Letzeiser's house, 21298 Wheaton.**