

**Chase Farms Homeowner's Association
Board Meeting May 21, 2006**

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

Call to Order: The meeting was called to order by Kelly Kroll at 7:05 p.m.

Attendance: Kelly Kroll, Stephen Letzeiser, Art Belloli, Neil Goldman, Dave Renner and Tom Altholz.

Absent: Bob BuWalda, Larry Lloyd, Rodney Cooper, Tracy Donohue and Erin Ryan

Secretary's Report: Minutes from the April meeting had been approved electronically prior to the meeting.

Treasurer's Report:

Financial Report: Neil Goldman provided the May month to date Financial Summary

- The financial activity for May 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 was added to the budget and labeled Capital Improvements.
- Neil cancelled the CFHA debit cards.
- Discussion of auditing the CFHA books will be reviewed at the June meeting.
- Clarify if the loan for the two Wells is a fixed loan or a line of credit.

Action Item – Determine the Well loan type – Neil.

Action Item - Add outstanding dues of \$1,000 on financial statement in Explanation of Variance. – Neil

Dues Collection Report:

- There are 5 homeowners with dues outstanding. (2 – 2005 and 3 – 2006). The board will file liens with Oakland County on the non paying homeowners. The homeowners will be responsible for all legal costs incurred by CFHA.

Action Item – Place the liens with the county - Tom

Committee Reports:

Maintenance: Art presented the April 2006 Maintenance Summary which is attached to these minutes and posted to the web-site.

- The board received an email from a homeowner concerning the appearance of the 9 Mile entrance

Action Item – Respond to homeowner - Art

Social: .

- The Annual Garage sale was held on May 19th & 20th with 40 homeowners participating.
- A Fourth of July bike parade is currently being planned with tentative dates of June 24th or 25th. There was some discussion about providing adult and children beverages at the end of the parade.

Action Item: Investigate and determine the availability of a one day insurance rider to cover any associated liability of providing adult beverages at the end of the parade – Neil to advise board via email.

City Relations: City of Novi is conducting a Mid Decade census.

Action Item – Post notice on City of Novi mid decade census on CFHA website – Stephen.

Architectural Control: No new homeowner request for plan approval.

Old Business:

- Tree issue with homeowner at Chase & Picadilly. Waiting on a response from homeowner to select one of the options the board offered to address the concern.

Action Item: Follow up - **Kelly**.

- Homeowner Basketball Hoop violation. Currently waiting on response from homeowner.

Action Item – Follow up with homeowner in 30 days - Kelly

New Business:

CFHA Insurance – The CFHA Insurance policy is up for renewal.

Action Item: Review the current coverage and annual premium. Investigate the cost to increase the coverage and report back to the board. - **Neil**

Adjournment: The meeting was adjourned at 8:10 p.m.

Next Meeting: The next meeting will be held at **7:00 p.m. Sunday, June 25th at Art Belloli's house Trent Court.**