

**Chase Farms Homeowner's Association  
Board Meeting October 8, 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 Bob BuWalda at 7:35 p.m.

**Attendance:** Bob BuWalda, Art Belloli, Neil Goldman, Dave Renner, Kelly Kroll and Stephen Letzeiser.

**Absent:** Larry Lloyd, Rodney Cooper, Tom Altholz, Erin Ryan, and Tracy Donohue.

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

**Treasurer's Report:**

**Financial Report:** Neil Goldman provided the September Month to Date Income Statement.

- The financial activity for September was reviewed and approved. After paying September invoices CFHA will have a bank balance of approximately \$1,000, prior to drawing on the loan for the irrigation system.
- The CFHA will move forward and draw on the loan for the irrigation system to cover operating cost for the balance of the year. The monthly repayments will be at the level established in our original 2006 Budget and be revenue neutral.
- Liens have been administered against four homeowners for non payment of 2006 CFHA annual dues. No new activity on this issue.
- A copy of the financials will be included with the minutes. .

**Action Item:**

1. Draw on loan at this time. – Neil

**Committee Reports:**

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

**City Relations:** Nothing to report.

**Capital Improvements:** No activity.

**Social:** A Halloween Gathering is planned for Sunday October 29<sup>th</sup> on Trent Court starting at 3:30pm. A flyer will be distributed with all of the information to the homeowners.

Erin Ryan is looking for volunteers to assist in planning other CFHA social activities. It' recommended that it be a group, with someone in charge of each event to lighten the load. Please contact Erin if you are interested in helping out.

There were no other Committee Reports.

**Old Business:**

**Financial Audit:** No offers from any residents to conduct an audit of the CFHA finances for the past two years.

**Action Item-** Identify and secure a quote from an outside firm to conduct an audit - Kelly.

**Basketball Hoops:** Certified letters were mailed to four homeowners in violation of the CFHA by Laws on the placement of a permanent Basketball Pole & Hoop. Of the 4 violators, 2 have complied with the by-laws and the other 2 have indicated they will comply.

**Action Item** – Review remaining violators, if any, at the next meeting – All

**New Business:**

- Include notice with the Annual Dues advising homeowners of their responsibility to maintain the outside of their home. - Kelly
- CFHA 2007 directory will be published in February 2007. Any updates will be done online, no paper forms. A post card will be mailed as a reminder to homeowners to update their directory listing. - Kelly
- Put 2007 Budget discussion on agenda for next meeting – Bob
- Prepare 2007 budget based on 2006 YTD actual – Neil
- Make reservations for Annual Meeting with City of Novi - Stephen

**Adjournment:** The meeting was adjourned at 8:30 p.m.

**Next Meeting:** The next meeting will be held at 7:30 p.m. Sunday, November 12<sup>th</sup> at Kelly Kroll's house, 21052 Wheaton.