

**Chase Farms Homeowner's Association  
Board Meeting November 12, 2006**

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

**Call to Order:** The meeting was called to order by Bob BuWalda at 7:37 p.m.

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

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

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

**Treasurer's Report:**

**Financial Report:** Neil Goldman provided the October Month End Income Statement.

- The financial activity for October was reviewed and approved.
- Due to Neil's computer being down we did not have a November Month to Date financial activity report.
- Neil estimates that CFHA has a bank balance of approximately \$500.
- Neil provided an update on the status of the irrigation loan. We were informed that the Credit Union has changed their position and requires a personal guarantee from each CFHA Officer to secure the loan of \$20,000.
- 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. Contact Credit Union to address personal guarantee issue – **Bob**
2. Plan B - Identify new bank / Credit Union lender to finance irrigation loan in the event we cannot come to terms with current Credit Union – **Neil**
3. Calculate outstanding invoices & project remaining invoices for balance of the year. – **Neil**

**Committee Reports:**

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

**City Relations:** Nothing to report.

**Capital Improvements:** No activity.

**Social:** A very successful Halloween Gathering was held on Sunday October 29<sup>th</sup> on Trent Court. A special thanks to Erin Ryan for planning this activity.

**Special Note:** Erin Ryan is **looking for volunteers** to assist in planning other CFHA social activities. It's 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:**

- 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

**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:** 100% of Homeowners in compliance.

**New Business:**

- Pay 2007 CFHA dues early if possible. - **All board members**
- Put 2007 Budget discussion on agenda for next meeting – Bob
- Prepare 2007 budget based on 2006 YTD actual – Neil

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

**Next Meeting:** The next meeting will be held at 7:30 p.m. Sunday, December 10th at Kelly Kroll's house, 21052 Wheaton.