

**Chase Farms Homeowner's Association
Annual Board Meeting Minutes – January 9, 2006**

The meeting was held at the Novi Civic Center

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

In Attendance:

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

Absent: Rodney Cooper, Tracy Donohue-Richards.

Homeowners: Jodi BuWalda, Mark Conen, Scott Horsbugh, Ron Bauer, Jim Siitari, Kevin & Amy Nowlan, Steve Lazarus, Carol Belloli, Grant & Linda Beard, Christine Renner.

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 2006 accomplishments and the plans for 2007. It also included a review of the Financial Budget, Maintenance & Beautification program, Capital Improvements, and the need 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.
- Discussed CFHA plan to have an audit of the finances of CFHA by an outside organization.

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 2006 Maintenance and Beautification program..

Irrigation Wells –

- Two wells were installed and operational in May 2006. Payback period in approximately 4 years.

Miscellaneous:

- Concerns for road maintenance, subdivision safety and security issues were discussed.

Open Board Positions

- Bob BuWalda, Kelly Kroll and Neil Goldman, have server their two year term as President, Vice President and Treasuer respectively.
- Tracy Donohue and Erin Ryan have resigned as Co-chair of the Social Director Position.

Action Item: Fill open positions

Adjournment: The meeting was adjourned at 8:03 p.m.

Next Meeting: February 18, 2007 at 7:00 pm.

Location: Stephen Letzeiser's home 21298 Wheaton Lane