

**Chase Farms Homeowner's Association
Monthly Board Meeting Minutes – April 15, 2007**

The meeting was held at the home of Art Belloli.

Call to Order: The meeting was called to order by Art Belloli at 7:37 p.m.

In Attendance:

Board Members: Kelly Kroll, Art Belloli, Stephen Letzeiser, Dave Renner and Larry Lloyd.

Absent: Bob BuWalda & Rodney Cooper

Secretary's Report: Minutes from the March meeting were approved electronically prior to the meeting and have been posted to Chase Farms website.

Financials

- Reviewed all financials in accordance with new policy established in February.
- **Update on the former CFHA Treasurer was given. Update to homeowners will be provided in mid- May.**
- **Bank statements were reconciled.**
- Motion was passed to pay-off the Irrigation Loan, approximately \$19K, in the next 30 to 60 days.
 - **Action Item - Determine payoff amount - Kelly & Dave**
- Kelly provided an update on CFHA insurance coverage. No change in company, policy or coverage at this time. A motion was passed to replace our current agent.
 - **Action: Identify new agent - Kelly**
- Update - currently there are three remaining homeowners that have not paid their 2006 dues. CFHA have liens in place against these homeowners that had not paid the 2006 dues.
- There are 2 homeowners that have not paid their 2007 CFHA dues. Partial payment goes to interest and penalty first.
 - **Action Item - Send a certified letter to the 2 homeowners - Dave.**

- The **March** financial summary report will be posted on line.

- **Discussed the need to back up all financials and have the back up files reside with a board officer, other than the treasurer.**
 - **Action Item: Back up files and provide a copy to board officer - Dave**

Maintenance:

- Art presented the April 2007 Maintenance Summary which is attached to the minutes and will be posted to the web site.
- The lawn at the 8-mile entrance way continues to get damaged from trucks making to sharp of a turn onto Chase Drive.

Action Item: Explore placing boulders at the entrance way – Art.

- Request replacement of damaged 40 mph Speed limit sign on 8 mile east of Chase Drive
- Discussed a clean up plan along the bike path on both 8 mile and 9 mile.

Action Item – Boar members to review 2 areas in question and provide feedback to Art – All

- Finalize letter writing campaign to City of Novi regarding road repair in Chase farms.

Action: Send email to all Chase Farms residents requesting participation in letter writing campaign – Rodney

- **The 40MPH sign repair was accomplished with the city by Larry Lloyd.**

Architectural Control:

- Two satellite dish violators
- Homeowner with a hanging gutter, for some time.

Action Item: Send letter to homeowners in question. - Kelly

New Business:

- Discussion on the deteriorating road conditions in the subdivision.

Action Item: Draft a form letter that can be signed and submitted by each individual homeowner to the City of Novi. - Bob

Adjournment: The meeting was adjourned at 8:55 p.m.

Next Meeting: May 6th at 7:30 pm.

Location: Stephen Letzeiser's home 21298 Wheaton Lane