

**Chase Farms Homeowner's Association
Monthly Board Meeting Minutes – June 3, 2007**

The meeting was held at the home of Kelly Kroll.

Call to Order: The meeting was called to order by Art Belloli at 7:33 p.m.

In Attendance:

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

Absent: Rodney Cooper

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

Financials

- Reviewed all financials in accordance with new policy. The April bank statement was reconciled.
- The monthly bank balance will be added to the meeting minutes by the secretary.

Cash in National City Account - April 30, 2007

90,122.21

- Update on the former CFHA Treasurer was given.
- All open work orders have been approved and paid.
- Update - currently there are three remaining homeowners that have not paid their 2006 dues and CFHA have liens in place against these homeowners.
- There are 2 homeowners that have not paid their 2007 CFHA dues. Partial payment goes to interest and penalty first. A certified letter was sent to the homeowners on 4-24-07. One of the homes was recently sold.
- The **May** financial summary report will be posted on line.

Action Items –

- **File a lien with Oakland County for unpaid dues on the home on Chase Drive. - Dave.**
- **Collect dues at time of closing from the house that was sold. – Dave**
- **Send a letter to the homeowners and provide an update on the status of the former Treasurer in late May or early June. – Art / Kelly.**
- **Add monthly bank balance to minutes – Stephen (complete)**

Maintenance:

- Art presented the May 2007 Maintenance Summary which is attached to the minutes and will be posted to the web site.
- Approved additional expenditure of \$523.00 to clean out the brush along 9 mile east of Chase Drive. The funds are to come from the park budget & misc. landscaping. The original estimate was \$535. The additional expense authorized was due to the on-site work scope expansion required to completely clear remaining brush.

Architectural Control:

- Reviewed concerns by residents of overgrown landscaping on homeowner property.

Action Item: Send letter to all homeowners reminding them of the CFHA bylaws requiring them to maintain the exterior of their home, including overgrown landscaping. – Kelly

Old Business:

- Identify a new Insurance Agent - Completed
- Discussion on the deteriorating road conditions in the subdivision.
Action Item: Call the City of Novi to discuss the road conditions and if necessary schedule a meeting with them to secure the repaving of CFHA roads. – Bob

New Business:

- **Insurance & Legal : Add a rider policy to our insurance to cover the Board officers – annual cost \$94.00**
- **Letter to Novi Police thanking them for their work on behalf of CFHA. – Kelly**
- **Investigate the placement of boulders at the 8-mile entrance way to prevent lawn damage by large trucks – Bob**
- **Send a not to the homeowner on 8 mile concerning the dead tree – Kelly**
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Adjournment: The meeting was adjourned at 8:45 p.m.

Next Meeting: July 15th at 7:30 pm.

Location: Art Belloli's house 21579 Trent Court