

**Chase Farms Homeowner's Association  
Monthly Board Meeting Minutes – August 12, 2007**

The meeting was held at the home of Art Belloli.

**Call to Order:** The meeting was called to order by Art Belloli at 7:42 p.m.

**In Attendance:**

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

Absent: Rodney Cooper & Larry Lloyd

**Secretary's Report:** Minutes from the June meeting were approved electronically prior to the meeting and have been posted to the Chase Farms website. There was no meeting in July.

**Financials**

- Reviewed all financials in accordance with new policy. The June & July bank statement was reconciled.
- The monthly bank balance as of July 31, 2007 is as follows:

July 31, 2007

**\$78,735.65**

- Update on the former CFHA Treasurer was given. Restitution balance is \$33,180.43
- CFHA will close out the Tel Com Credit Union Account and the balance will be transferred to National City. 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.
- One of the two delinquent homeowners has paid their 2007 CFHA Dues, plus penalty. A lien will be place on the remaining homeowner. Partial payment goes to interest and penalty first
- The cost of the Rid O Rust system will be tracked comparing cost of 2006 to 2007. A budget line item for Rid O Rust is currently in place.
- The **July** financial summary report will be posted on line.

**Action Items –**

**- Close out Tel Com Credit Union Account – Dave**

- **File a lien with Oakland County for unpaid dues on the home on Chase Drive. - Dave.**

**Maintenance:**

- Art presented the July 2007 Maintenance Summary which is attached to the minutes and will be posted to the web site.
- Mail Box Repair – Reviewed outside contractor cost, and proposed changes in minimum and hourly rate.

**Architectural Control:**

- AC Placement – Advise offending homeowner(s) of AC placement in accordance of bylaws.
- Satellite Dish placement - Advise offending homeowner(s) of size and placement of satellite dish in accordance of bylaws.

**Action Item: Send letter to homeowner(s) reminding them of the CFHA bylaws outlining placement of AC units and Satellite Dish's - Kelly**

**Social** – Aprille Karlavage has volunteered to lead our Social programs. She is looking for volunteers to help out with the CFHA Social activities.

**Old Business:**

- Identify a new Insurance Agent - Changed to Dearborn Insurance Agency. The wells are now covered under our insurance policy.
- Legal counsel search – **Ongoing**

**New Business:**

**Adjournment:** The meeting was adjourned at 8:45 p.m.

**Next Meeting: September 16th at 7:30 pm.**

**Location: Kelly Kroll's House 21052 Wheaton Lane**