

**Chase Farms Homeowner's Association
Monthly Board Meeting Minutes – September 16, 2007**

The meeting was held at the home of Kelly Kroll.

Call to Order: The meeting was called to order by Art Belloli at 7:40 p.m.

In Attendance:

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

Absent: Rodney Cooper & Bob BuWalda

Secretary's Report: Minutes from the August 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 August bank statement was reconciled.
- The monthly bank balance as of August July 31, 2007 :

August 31, 2007

\$73,904.72

- Update on the former CFHA Treasurer was given, along with the status of restitution.
- Update - currently there are three remaining homeowners that have not paid their 2006 dues and CFHA have liens in place against these homeowners.
- A lien will be placed on one homeowner that has not paid their 2007 CFHA Dues, plus penalty. Partial payment goes to interest and penalty first
- The **August** financial summary report will be posted on line.
- Discussed how long cancelled checks are available on line through the bank.

Action Item:

- **File a lien with Oakland County for unpaid dues on the home on Chase Drive. CFHA Attorney is preparing the necessary paperwork. - Dave.**
- **Determine how long cancelled checks are available on line through the bank. - Dave**

Maintenance:

- Art provided an oral summary of the principal Maintenance Items for August. They included the 8-Mile sign vandalism, irrigation time clock tampering, and three mailbox repairs required. These items will be included in September's written summary.
- Art recommended the installation of an additional sprinkler head on the semi-circle end-cap at the south end of the 8-Mile island. The Board approved the installation in the spring before installing the annual flowers. Art will advise Sunrize Irrigation.
- Discussed the need for an extra set of Letters for the entrance way due to the recent vandalism.
- There is a dead Pine tree along 8 Mile Road

Action Item:

- **Secure the cost of one set of letters for entrance way – Larry**
- **Send letter to homeowner requesting removal of the dead tree due to it being an eyesore. - Kelly**

Architectural Control:

- AC Placement – Advise offending homeowner(s) of AC placement in accordance of bylaws.
- Motion was passed to Mow the grass at vacant home, located at 21070 Chase Drive and bill the homeowner accordingly.
- Discussed that a homeowner is using irrigation well and creating significant rust stains on and around the property.
- Discussed the need for Chase Farm homeowners to maintain the exterior of their home in accordance to the bylaws. This issue was brought to the CFHA Board's attention by several residents.
- The location of satellite dishes located out of compliance with existing architectural standards was reviewed. The Board reviewed a list of ten homes out of compliance. The Board will consider potential remedies at its next meeting.

Action Item:

- **Drive by homes with untidy landscape - Larry**
- **Send letter to homeowner(s) reminding them of the CFHA bylaws outlining placement of AC units and required exterior home maintenance / landscaping. – Kelly**
- **Send letter to a homeowner concerning the use of irrigation well. – Kelly will send a letter to the homeowner then turn the matter over to the CFHA attorney.**
- **Request Midwest mow lawn at 21070 Chase Drive – Art**

Social – No Update.

Old Business:

- Legal counsel search – **Complete.** The board has selected James J. Harrington III PLC for additional counsel.

- 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.

Action Items –

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

New Business:

- **There was some discussion about initiating a Neighborhood Watch Group. Further discussion on this topic will take place during the October meeting**

Adjournment: The meeting was adjourned at 9:15 p.m.

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

Location: Larry Lloyd's house 20934 Dundee