

**Chase Farms Homeowner's Association  
Monthly Board Meeting Minutes – October 14, 2007**

The meeting was held at the home of Larry Lloyd.

**Call to Order:** The meeting was called to order by Art Belloli at 7:38 p.m.

**In Attendance:**

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

Absent: Bob BuWalda, Rodney Cooper & Bob BuWalda

**Secretary's Report:** Minutes from the September 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 September bank statement was reconciled.
- The monthly bank balance as of September 28, 2007 :

September 28,2007

\$73,081.22

- 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 **September** financial summary report will be posted on line.
- Discussed how long cancelled checks are available on line through the bank.
- A rate increased was approved for Mailbox repair.

**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 October. They included the locks on the irrigation time clock, mailbox repairs, and the dead Ash trees behind a Fawn Trail residence in Deerbrook Subdivision. These items will be included in October's written summary.
- Larry provided an update on ordering an extra set of Letters for the entrance way due to the recent vandalism. Letters will be ordered as needed.
- There are a number of trees in Chase Farms Park that have been identified by the City of Novi that need to be taken down due to the danger they impose on a resident in the Deerbrook Subdivision.

- Action Item** - Secure bids to remove trees from park - Art
- Order letters for entrance signs as needed - Larry
  - Identify font of letters for entrance signs. - Larry

### **Architectural Control:**

- Air Conditioner Placement – A homeowner is interested in changing the CFHA bylaws as it relates to broadening the placement of a homeowners Central Air Conditioner unit. In addition, they are seeking support from the CFHA Board in executing the proposed change. The request for financial assistance and administrative support was considered and denied as the Board feels no need to make the proposed change.
- Discussed that a homeowner is using irrigation well and creating significant rust stains on and around the property. This matter has been turned over to CFHA legal counsel.
- 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 out of compliance with existing architectural standards was reviewed. The Board will continue to communicate the CFHA bylaws via the CFHA Directory, CFHA website and the annual letter to the residents of Chase Farms. A note will be sent to violators, as needed and CFHA may at their option, pay for the relocation of the satellite dish.

### **Action Item:**

- **Advise homeowner that the CFHA Board will not support a bylaw change as it relates to AC placement. - Kelly**
- **Monitor legal action against homeowner using irrigation well. - Kelly**
- **A reminder note was sent to several homeowners to maintain the exterior of their home. - Kelly**

**Social – No Update.**

### **Old Business:**

- 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:**

**Adjournment:** The meeting was adjourned at 9:05 p.m.

**Next Meeting: November 18, 2007 at 7:30 pm.**

**Location: Bob BuWalda's house 21315 Chase Drive**