

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

The meeting was held at the home of Larry Lloyd.

Call to Order: The meeting was called to order by Art Belloli at 7:35 p.m.

In Attendance:

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

Absent: Kelly Kroll and Rodney Cooper

Secretary's Report: Minutes from the October meeting were approved at the November meeting and will be posted to the Chase Farms website.

Financials

- Reviewed all financials in accordance with new policy. The October bank statement was reconciled.
- The monthly bank balance as of October 29,2007:

October 29, 2007

\$69,579.35

- 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. One of the homes has been sold and we are waiting on the closing to receive 2006 dues payment, plus applicable charges.
- A lien has been placed on one homeowner that has not paid their 2007 CFHA dues, plus penalty. In addition, the lien will include charges for lawn maintenance of the vacant home. Partial payment goes to interest and penalty first..
- The **October** financial summary report will be posted on line.
- The Tel-Com Credit Union account was closed on 10-31-07
- The cost of operating the Rid-O-Rust system is over budget due to vandalism, removal of the rust stains and a very dry summer, thereby running the sprinklers daily.
- Reviewed Business Sweep Checking Analysis
- Reviewed 1st draft of 2008 CFHA Operating Budget.
- **Action Item:**
- **Investigate different sources of supply of Rid-O-Rust chemical – Stephen**
- **Investigate Business Sweep Checking for additional details - Dave**

Maintenance:

- Art provided an oral summary of the principal Maintenance Items for October. They included the winterization of the wells, felled 11 dead ash and elm trees in CFHA Park behind 41541 Fawn Trail marked as hazardous by City Forester and installed the entranceway Christmas lights.
- The complete Maintenance Summary will be posted on the CFHA website

Architectural Control: No update

Social – No Update.

Old Business:

New Business:

Adjournment: The meeting was adjourned at 9:20 p.m.

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

Location: Art Belloli's house 21579 Trent Court