



AGENDA

March 16, 2008
7:00 – 8:30 PM
Bill Robbins' Home

Board of Directors

AGENDA

- 7:05 Call To Order
Introduce New Board Candidates
- 7:02 1. Secretary's Report (Steve)
a. Confirm Minutes / RESULTS approval
- 7:05 Treasurer's Report (Dave)
1. Review and approve Association Financial Report
a. Conform both copies of latest bank statements (Dave & Steve)
b. Confirm current month bank reconciliation (Dave & Board)
c. Review Financial Summary (Dave)
d. Update Embezzlement Repayment Status (Dave)
[As of 2/17/2008: Owes: \$80,180.485; Paid \$54,649; Due: \$25,531.48]
e. Update Unpaid Dues/Lien Status: (Dave)
f. Approve and sign pending invoices and related checks (Dave)
2. Annual Financial Review Status & Laurie Woods credentials (Dave)
- 7:20 Architectural Control: Update current status & determine next steps for each (Kelly)
1. 41743 Sudbury Ct.: Well & Rust Stains on home and property [Feb: Lawyers were negotiating]
2. 8-Mile Berm Maintenance
a. Board Policy re: 42881 Ashbury: Dead Evergreen 8-Mile Berm @ Griswold [Feb: Kelly to review correspondence & report next mtg.]
b. Dead Pine behind 8-Mile East Chase Farms Entryway sign
3. Novi Snow Removal violations (No CFHA violations p/Cindy Uglow & Ordinance Dept.
4. Multiple locations Satellite Dish Location
5. Multiple locations Unsightly and/or unkempt grounds (Larry)
6. Multiple locations A/C Location

RESULTS

- Called to order @ 7:05 PM. Present: Art Belloli, Dave Renner, Kelly Kroll, Bill Robbins, Alvin Spencer, Lisa & Rodney Cooper. Larry Lloyd, Jennifer Stefanek and Stephen Letzeiser. Excused Bob BuWalda
- 1- a. February meeting minutes confirmed & posted to the CFHA website.
1.
a. Reviewed all financials in accordance to the policy. The January and February bank statements were reconciled.
b. The current bank balance as of 2-29-07 was \$121,726.35.
c. Completed financial summary. Summary to be posted to CFHA website.
d. Embezzlement update: As of 2-29-08: Owed \$80,180.49 Paid \$54,649 Due by April 1 \$25,531.48
e. 6 Homeowners owe dues for 2008 and 1 homeowners has a 2008 dues balance of \$57.00. All 7 homeowners have been turned over to our attorney. 100% of our homeowners paid their 2007 dues. There are 2 homeowners that have not paid their 2006 dues..
f. No check signed
2. Dave to follow up on tax review.
1. Agreement has been tentatively reached with the homeowner, Waiting on the signature of homeowner to settle the issue.
- 2 a. Tabled until spring
b. Dave to contact agent for house to have the tree removed.
3. No violations from the city.
4. One homeowner relocated their dish. Remaining violators – no action.
5. No action until spring
- Received a letter from our attorney concerning options the board



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has available relating to enforcement of AC placement. Additional counsel and clarification required from our attorney. Questions to be addressed: 1. Date of Deed restructure: 2. New build vs resale: 3. Grandfather process: 4 Recommendation on homeowner in violation.

7:40 Maintenance (Art)

1. Review Maintenance Report
2. Approve pending work orders:
 - a. Street Sign Hampshire & Brockshire (Art)
 - b. Ronald Watson Park Dead Trees [Feb: Art/Larry revisit with City Forester]
 - c. Prune crabs and pears: obtain counsel & bids
 - d. 8-Mile Drainage Ditch
3. Storage Unit:
 - a. Power not available in existing unit. Estate Storage OK'd no-charge move CFHA to unit 604; it has electricity; Art/Larry to assemble shelves, move and organize new unit when weather breaks

1. Reviewed and approved
- 2
 - a. Bob BuWalda and Art to remove street sign in the spring
 - b. Non taxable land; Grand Sakwa still owns the land Alvin to call Jeff Sakwa concerning the falling trees
 - c. Art to contact tree companies.
 - d. Dead issue
3. Estate Storage will assign a new unit to CFHA .

8:05 New Business:

1. Consense on new Board Members
2. Determine Board Officers for 2008
3. Determine Board Member Responsibilities
4. Garage Sale: Determine Dates & Directors
5. Management Group

1. New board members: Lisa & Rodney Cooper, Alvin Spencer, Bill Robbins, Jennifer Stefanek. (One vote per household).
2. Art Belloli – President, Larry Lloyd – V.P., Dave Renner – Treasurer, Lisa Cooper – Secretary .
3. Kelly Kroll – Architectural Control
 Alvin Spencer – Architectural Control Enforcement - Temporary
 Jennifer Ftefnke – Social Chair
 Alvin to address the condition of the roads with City of Novi.
 Rodney to assist with the website.
4. Lisa Cooper to manage the 2008 Garage Sale. She will advise the board of the date.
5. The board is not interested in having the CFHA managed by a management company.
6. Legal form letters will stay with the layers.

8:25 Schedule Next Meeting Date/Place: Suggested: April 13,
 7:00 PM, @ _____

Next meeting: April 13th @ 7:PM. The home of Rodney & Lisa Cooper
 21125 Dundee

8:30 Adjourn

Adjourn @ 8:50