



Minutes

September 21, 2009
 7:00 – 8:30 PM
 Cooper Residence

Board of Directors

AGENDA

- 7:00 **CALL TO ORDER**
- 7:02 **SECRETARY'S REPORT** (Lisa)
 Current Status of Website Documents
- 7:05 **TREASURER'S REPORT** (Dave)
 Review and approve Association Financial Report
 - a. Conform both copies of July & August bank statements (Dave & Steve/Lisa)
 - b. Confirm current month bank reconciliation (Dave & Board)
 - c. Review July & August Financials (Dave)
 - d. Update Unpaid Dues/Lien Status: (Dave)
- 7:15 Status of *Gerald Hoffman Accounting & Tax Services* Annual Financial Review for 2007/2008 (Dave)
- 7:20 **CONFIRM BOARD OFFICERS FOR 2009**
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
- 7:30 **MAINTENANCE – NORMAL** (Art)
 - 1. Review Maintenance Report
- 7:35 **SOCIAL:**
 - 1. Results of CFHA Picnic (Jennifer)
- 7:45 **ARCHITECTURAL CONTROL: ENFORCEMENT** Update current status & determine next steps
 - 1. Multiple locations Satellite Dish Location (Larry)
 - 2. Multiple locations Unsightly and/or unkempt grounds (Larry)
 - 3. Property Care Reminder Letter (Art)

RESULTS

Dave, Larry, Lisa, Art and Bill present

Minutes, Financials and Maintenance Summary posted

Confirmed. July ending balance: \$141711.65 and August \$140095.28.

Confirmed. See financial strmts posted for details

We should have something from him in the next week or so

Officers will remain through 2009.

See details posted.

Thanks to Jennifer and other volunteers for a great picnic. **AI - Jennifer will get Lisa some pics so they could be posted to website.**

Larry provided findings. **AI - Board to validate in next 2 weeks.**

Larry provided proposal requested by board. **AI – Board to review, provide feedback in next 2 weeks.**

Draft of letter to be sent to homeowners as reminders regarding property care reviewed. Will be sent to homeowners based on board point of view that there is significant non-compliance with the intent of the by-laws and deed restrictions.



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8:00 Status of Approved Improvement Projects

1. *Remove & Replace Island Shrubs – Begonia Brothers (31 removed and replaced with 15-18" Green Velvets @ \$49 = \$1519) COMPLETED @ \$59 = \$1829*
2. *Add 9-Mile Crab on West Side (Art)*
3. *Construct Test pod/boxes with Azek (include # test) (Art)*
4. *8-Mile Berm Evergreens (c \$365 ea for 7-8 ft. Spruce installed)
Approved: hold planting until fall*
5. *Refasten loose stones on stone walls and signs (Art)*

Shrubs job complete – Thanks Art.

Looking for Crab with multiple stems.

Engaged Dan Wright to handle test. Northville lumber will assist as well.

16 Stones found loose during inspection. At some point, may need restoration across the board. **AI – Art, is there any additional compound that we can use now that might slow deterioration and aid in water-proofing?**

Approve Research for Potential Projects

1. *Upgrade Mailboxes*
 - a. *Straighten Crooked Mailbox Bases: Results of research with Fence companies (Bill)*
 - b. *Paint all bases*
2. *Replace broken 8-Mile curbs*
3. *Install Entryway Landscape Lighting*
4. *Remove 8-Mile "Ditch"*
5. *Lobby Novi for CFHA Street repaving*
6. *Other?*

Bill meeting with Novi Fence tomorrow

8:10 **NEW BUSINESS:**

1. Signage restoration/renovation (Larry / Calypso Signs)
2. Insurance Coverage Recommendations (Lisa, Dave & Larry)
3. Vandalism Letter (Larry)
- 4.

Larry presented proposal to simplify signage, move to metal posts and paint the posts. Larry will see if Ron Volk is interested in the work. AI – Larry will check with city (Rob Hayes) and see what, if anything, we need to do to ensure we are in compliance.

Lisa Dave and Larry will meet and report back at next meeting or before.
AI – Lisa coordinate mtg

Larry reviewed draft with Board. **AI – Larry will include recommendations on what homeowners can do to assist and also a list of the substantial problems in Chase Farms recently (Mark Kohls)**

8:25 **SCHEDULE NEXT MEETING DATE/PLACE:**

Date: November 23

Host:

Bill Robbins, Monday at 7:30.

8:30 **ADJOURN**