



Minutes

September 13, 2010

7:00 – 8:30 PM

Belloli 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. Review/Approve Financial Statements (Dave/Board)
 - a. July, 2010
 - b. August, 2010
 - b. Conform both copies of July & August bank statements (Dave & Steve/Lisa)
 - c. Confirm current month bank reconciliation (Dave & Board)
 - d. Update Unpaid Dues/Lien Status: (Dave)
- 7:20 **MAINTENANCE – NORMAL** (Art)
1. Review July/August Maintenance Report
- OLD BUSINESS**
- 7:25 **ARCHITECTURAL CONTROL: ENFORCEMENT** Update current status of letters, results & next steps: (Stephen/Larry)
- 1. Multiple locations Satellite Dish Location (Larry)
 - 2. Multiple locations Unsightly and/or unkempt grounds (Larry)

RESULTS

Attendees: Dave Renner, Larry Lloyd, Lisa Cooper, Art Belloli, Heidi Rhome, Mukul Rathi
See New Business.

See financial files on website.

July bank balance confirmed at \$161,873.56
August bank balance confirmed at \$151,010.16

See file on website.

Process worked very well with positive feedback from all but one homeowner. Homeowners are addressing or have plans to address concerns. Larry to update list and request Steven to mail. Rest of board to concur with list.



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7:35 MAINTENANCE – IMPROVEMENT PROJECTS

Status of Approved Projects

1. *Add 9-Mile Crab on West Side (Art) Cannot locate multiple-trunk crab in Mich or Ohio*
2. *Construct Test pod/boxes with Azek (Number & side trim test completed) (Art)*

Potential Projects

1. *Upgrade Mailboxes*
 - a. *Straighten Crooked Mailbox Bases*
 - b. *Paint all bases / cover w/ Azek?*
2. *Replace broken 8-Mile curbs*
3. *Install Entryway Landscape Lighting or convert to LED lamps*
4. *Remove 8-Mile "Ditch"*
5. *Lobby Novi for CFHA Street repaving*
6. *Traffic Signage Upgrades*

Insurance Coverage

Open Items / Recommendations (Mukul / Lisa)

Beautification Award Direct Mail to Major Real Estate Co.
(Stephen)

First prototype reviewed by Larry & Art; Second prototype review at 9/13/10 Board meeting. Very positive feedback on prototype. Larry and Art to check with Post Office regarding any regulations/specifications we need to be aware of. Of particular question was the address numbering (size, color/darkness, etc.). Consider deeper laser cuts and font size to get numbers to show up better. Next step – make a pod and install at Art's so he can evaluate wear/tear.

The rest of these tabled for next meeting.

1. *Board to discuss how best to get word out to neighbors and incorporate into annual meeting*
- 2.
- 3.
- 4.
- 5.
6. *Results of Larry's meeting with Jerry Orchard of City of Novi*
 - a. *City approves CFHA's removal of duplicate "KEEP RIGHT" signs and illegal "No Soliciting" signs at both entryways*
 - a. *City will upgrade speed limit signs/posts to current standards*

Item closed. We have included walls and Mukul's analysis of current policy favorable.

Tabled til next meeting.



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8:00 NEW BUSINESS

1. Website Administration

2. Social Committee: Picnic Planning

3. New Board Member: Heidi Rhome pending 9/13 meeting

4. CFHA Newsletter (Heidi)
 - a. Staging Support
 - b. No Solicitation
 - c. Next Steps

5. Novi Police & Fire Town Hall Meeting: Tuesday, Sept 21, 7 PM at Civic Center

6. Beautification Award Application for 2010 (Art)

7. Begonia Brothers Entryway Irrigation (Art)

8. Dead Sugar Maple behind Pilat/Juzswick residences

8:25 SCHEDULE NEXT MEETING DATE/PLACE:

Date: November 15

Host: _____

8:30 ADJOURN

1. Brian Renner accepted the job for \$100/quarter pending his/our review of August – December results

2. Team is focused on planning for fall picnic either at ITC or within neighborhood

3. approved. Welcome Heidi!

4. Board will review and provide feedback to draft. Support the staging aspects but do not want to feature ads at this point

5. Board Members who attended: Heidi Rhome, Art and Carol Belloli, Larry Lloyd, Mukul Rathi – Subj: Police and Fire Service enhancements. Next step is to pass along info to neighbors in our communications.

6. Art sent today.

7. We agreed to allow Begonia brothers to tap into our system to irrigate both sides of the road. They will pay for usage. Should improve the look of the berm and surrounding area so believe it to be a win/win.

8. All Season believes we should cut down and haul away. Estimate is 1500. Requesting an estimate to remove the top so as to keep it from being a hazard.

Mukul Rathi's home: 22264 Chase, 7p