



	AGENDA	RESULTS
7:00	CALL TO ORDER	Present: Art Belloli, Stephen Letzeiser, Larry Lloyd, Larry Nelson, Dave Renner, Heidi Rhome Excused:
	TREASURER'S REPORT (Dave) <ol style="list-style-type: none"> Conform both copies of PNC statements for: July 2016 & August 2016 Review/Approve Financial Statements including Bank Statement Reconciliation (Dave/Board) for: July 2016 August 2016 Status of Unpaid Dues & Liens Financial Review / Audit 	Both PNC statements were conformed Treasurer's Copies and Secretary's Copies agree. Bank Balances: July 2016: \$47,519.11 August 2016 \$42,823.69 None. All 330 homeowners remain current . Zero Delinquency/Record Late Charge Collections Art to contact Jeff Schultz, CPA
7:20	MAINTENANCE -- NORMAL (Art)	<ol style="list-style-type: none"> Natural Way Lawn Service applied Rounds 4 & 5 fertilizer for 2016; continue to provide excellent service & billing notices/return envelopes Begonia Brothers continue weekly mowing/weeding; remove accumulated trash from woods on west side of 9-mile entrance; trim wall-climbing vines in last Chase & 8 bed; repaired 8-Mile inner island sod damaged by moving truck/trailer; confirmed holiday lighting plans with AVB & LL; scheduled repair of two wobbly mailbox pods on Ashbury Court Poole Well Drilling & Pump Repair continue to monitor both wells to ensure consistent performance Sunrise Irrigation: 1) removed stones blocking 8-mile endcap head, 2) increased Rid-O-Rust concentration on 9/15/16 from 50/50 to 83/17 to improve its effectiveness at 8-Mile; will apply cleaner week of 9/19; investigate option of larger Rid-O-Rust pumps Contacted Novi DPS about remaining orange barrels and construction equipment at 8-Mile/Novi Road bridge. Contractor waiting to receive special expansion joint; anticipated installation week of 9/12 then remove equipment. Art will contact Wayne County re large pot hole in east bound 8-Mile center turn lane. Repaired.
7:45	ENTRYWAY ENHANCEMENT PROGRAM <ol style="list-style-type: none"> NEXT STEPS 	<ol style="list-style-type: none"> When available, Begonia Brothers will plant boxwoods to replace Invasive Species Japanese Barberry bushes removed from home on northeast corner of 9-Mile & Chase. Begonia Brothers continue clearing leaves, debris, and brush from west 9-Mile entrance along Chase Drive and around corner onto Brockshire (Same area where we cut grass and remove snow). This is final landscape area to be upgraded.



	AGENDA	RESULTS
	1. NEIGHBORHOOD ROAD PROGRAM 2. 9-Mile Repaving: Meadowbrook to Novi Rd. 3. Board continues negotiations with DPS for these Chase Farms Pending Projects: <ul style="list-style-type: none"> • Fill pot holes on Chase and other areas • Revise 8-Mile entry lane geometry to increase turn-in radius and minimize upward slant; repave in cement. City evaluating with Wayne County • Reconstruct 8-Mile entry lane from 8-Mile to Ashbury • Reconstruct Chase Drive from Dundee to Trent Court 	All planned Chase Farms Road Reconstruction Completed for 2015-2016 Completed Board continues regular contact with DPS
7:25	OLD BUSINESS 1. Social: Annual Picnic 2. Ashbury "Rear Fence" / "Begonia Berm" 3. Architectural & Landscape Survey 4. (Park) Tree Fallen: 21772 Chase 5. 8-Mile Street Side Berm: 3 Dead Trees 6. Dead/Dying Trees between curb & sidewalk 7. 9-Mile Poison Ivy 8. Cicada Killing Wasps-Westchester Ct. 9. Web Update/Redesign: chasefarms.com Other suggestions? 10. Two Satellite Dish location issues 11. Former Dukesbury Ct. Day Care 12. CFHA News and Notices	1. Not enough volunteers to organize event this year; will solicit volunteers for next year. 2. Begonia Brothers began moving earth to berm location, installing barriers around existing large trees; Waiting for fall tree delivery to plant Norway Spruce trees. Note: When Old Novi Road was officially abandoned, half of the right-of-way (33') was deeded to Chase Farms. In this area, the subdivision boundary extends beyond the individual Chase Farms parcel lines. 3. Letters mailed to affected residents; Board thanks several residents who are addressing improvement opportunities. Board will revisit Ashbury residence who disagrees with the letter we mailed regarding their landscaping. After review, the Board stands by our assessment 4. Resident sectioned fallen tree and moved completely into woods. 5. All Season Tree Service removed trees 6. Art & Larry Lloyd surveyed subdivision; provided list to Novi Forestry. Dead trees will be removed in September; replacements will be planted in spring 7. Poison Ivy Control of Michigan re-treated affected areas 8. Ant-Eco treated area twice to control infestation 9. Board Members asked to review website and share suggestions with all board members for consideration 10. Larry Lloyd will meet with both residents to resolve 11. Board grants a temporary 1-year waiver for removal of multiple no-soliciting signs until multiple day-care internet links no longer bring prospective clients 12. 8/19: Bank Stabilization Architectural Improvements, New Residents. 9/8: Trash Delay, Labor Day; Carts Soon. 9/9: Road Closures, Community Events.
8:15	NEW BUSINESS: Leverage Dues Status Letter process to obtain new owner's active contact information as condition to provide letter	
8:25	NEXT BOARD MEETING Date: Tuesday, November 15, 2016 Place: Lloyd Residence	
8:30	ADJOURN	