

# CHADWICK FARMS HOMEOWNER ASSOCIATION

Annual Meeting of Co-Owners  
Thursday, June 2, 2011

Green Oak Township Hall  
10001 Silver Lake Road  
Brighton, Michigan

## Meeting Minutes

Meeting called to order at 7:04 pm.

There was a brief introduction of the homeowners and Board of Directors. There were 6 homeowners in attendance and 1 proxy submitted. Martin, Lenk, Fernley in attendance, Gruenwald (proxy), Porth absent. A Verification of Quorum was conducted; however with only 6 homeowners present and 1 proxy, the meeting was short of the quorum, which is 14 homeowners. The 'Open Meeting Letter' which was mailed to each homeowner was displayed showing Proof of Meeting Notice.

The annual meeting minutes from June 10, 2010 were reviewed. No issues were noted. Motion to accept 2010 annual meeting minutes, all in favor.

Pres. Martin provided an association update:

- The BOD is currently meeting on an as needed basis. Homeowners may contact the BOD via email, website or P. O. Box. Minutes are available on the Chadwick Farms website.
- The CFHOA Annual Garage Sale will be held June 16, 17 and 18. The association will call for newspaper ads and place ads online for the sale.
- An audit of the 2010 CFHOA financials was conducted by two homeowners, David Fleury and Brent Stropich. All figures were compliant.
- Subdivision picnic is scheduled for July 30, 2011. An email will be sent out asking for RSVP's. Format will be the same as past years with a \$10 donation per family requested.
- Alan's Asphalt will be doing road crack filling again this year.
- Spring clean up was completed on 5/7/2011. 10 yards of fresh mulch was applied. Due to the lack of homeowner participation, the BOD will investigate hiring a contractor for this service next year.
- Halloween party was held last October 31 and well received by many homeowners. BOD will look into doing this activity again this year.
- Dues should stay at \$300 / year for the foreseeable future.

### Financial Report

- Treasurer Lenk submitted year-to-date spreadsheet for the 2011 financials. All dues are collected except for \$100 from 1 homeowner, they requested extra time. Bank balance as of 5/31/2011 was \$29,241.23
- Treasurer Lenk reviewed the 2010 final financial report.
- Year 2010 books were reviewed by two homeowners and all figures were compliant.

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### Committee Reports

- None

### Election of Officers

- No quorum determined. No candidates were submitted.
- President Martin mentioned that 1 current BOD member could no longer participate due to family circumstances. David Fleury volunteered to fill the current open position. Per the by-laws, President Martin appointed David as a Board member.

### Miscellaneous

Meeting Adjourned at 7:34 pm