

CHADWICK FARMS HOMEOWNERS ASSOCIATION

Board of Directors Meeting  
Wednesday, May 11, 2011

**Meeting Minutes**

Meeting called to order 7:30 pm. Martin, Lenk, Fernley in attendance.  
Porth, Gruenwald absent.

BOD reviewed meeting minutes from April 13, 2010 meeting . Motioned to approve, all in favor.

**Financial Reports**

Due status update, all paid except \$100 from 1 homeowner, requested extra time.

Reviewed Bank statements and paid invoices from April 2010 through December 2010. Bank balance as of 12/31/2010 was \$18,274.06. Reviewed financial audit performed by homeowner volunteers, no issues found. Motion to accept financial reports and audit findings from 2010, all in favor.

Review bank statements and paid invoices from January 2011 through April 2011. Bank balance as of 4/30/2011 is \$29,754.98. Motion to approve financial reports from January 2011 through April 2011, all in favor.

Reviewed financial audit performed by volunteer homeowners for 2009. Letter was not available for the April, 2010 meeting. No issues were found during audit. Motion to accept audit, all in favor.

**New Business**

Lot 29 modification request presented. Previously approved by all via email.

Summer Maintenance, Clearwater approved via email to again perform common area maintenance.

Spring clean up. This was done on Saturday, 5/7/2011. 1 homeowner did prep the entire entry area on Friday, 5/6/2011 which did save time on Saturday. Lenk and Martin in attendance along with two additional homeowners. Cleaned up area and installed 10 yards hardwood mulch (purchased from Grasshopper Gardens for \$381.60 delivered). We will investigate hiring this maintenance out for next year due to the lack of homeowner support.

CFHOA business procedures: discussed ability to have more issues approved by email since BOD meetings are held only on an as needed basis. Discussed having financial reports emailed monthly along with bank statements and invoices for approvals.

Spring reminder letter was emailed to homeowners.

Alan's Asphalt was approved to again do the road crack filling and path maintenance. Martin will notify Alan's Asphalt to schedule.

Discussed the dead or dying pine trees installed last year along Maltby road. Per Clearwater, there was not a guarantee on the trees. Clearwater will inspect the trees and determine a solution.

Annual meeting date of 6/2/2011. Only date open at Green Oak Township Hall. Martin will mail notice to homeowners the week of May 16<sup>th</sup>.

All Board of Directors positions are open and will be up for vote. Martin will contact Gruenwald to confirm her interest in stepping down.

Annual subdivision garage sale dates will be June 16, 17 and 18, Thursday through Saturday.

Summer picnic date will be Saturday July 30, 2011. Location Lenk and Martin yards, as in pervious years.

Reviewed dues status information requested from several title companies.

### **Reimbursements / Bills**

Martin reimbursed for clean up day expenses - bagels / coffee and trailer dump at Tuthill farms \$76.35.

Lenk reimbursed for postage for mailings \$52.80

### **Next Meeting Date**

Will be annual meeting 6/2/2011

Motion to adjure, all in favor, 9:15pm.