



	AGENDA	RESULTS
7:00	CALL TO ORDER	Present: Art Belloli, Larry Lloyd, Larry Nelson, Dave Renner,  Excused: Stephen Letzeiser, Heidi Rhome
7:10	TREASURER'S REPORT (Dave) 1. Conform both copies of PNC statements for: September 2015 October 2015  2. Review/Approve Financial Statements including Bank Statement Reconciliation (Dave/Board) for: September 2015 October 2015  3. Status of Unpaid Dues & Liens	Both PNC statements were conformed   September 2015 Bank Balance: \$ 36,602.25 October 2015 Bank Balance: \$ 22,741.13  None. All 330 homeowners are current.
7:20	MAINTENANCE -- NORMAL (Art)	1. Scotts Lawn Service completed 2015 fertilizing program; Board approved transition to Natural Way Lawn Service for 2016 2. Begonia Brothers completed normal mowing and more frequent weeding required by increased rain. 3. Sunrize Irrigation 1) replaced bad solenoid and corroded wires in valve box at east and west ends of 8-Mile entryway, 2) winterized both wells and irrigation systems, 3) re-winterized the 8-Mile system following accidental turn-on while diagnosing lighting failure
7:25	OLD BUSINESS 1. June 20, 2014, a vehicle driven by one of our residents ran over the 8-Mile Entryway end cap, destroyed southernmost light pole, exposed electrical wires/contacts, damaged flowerbed and new flowers  2. Ashbury: 42994; missing shutter, paint, landscape, tall grass  3. Letters C, E, & F stolen from east 9-Mile entrance sign in two separate incidents	1. The driver was identified. The Board determined appropriate reimbursement costs for poles, lights, and landscape and will invoice the resident  2. Home still for sale; Board to follow for necessary architectural and landscape improvements with new owner  3. Larry Lloyd filed police report; Calypso signs has C & E; waiting for F then will install. Board to evaluate installation of video surveillance (Larry Nelson) and/or theft-proof sign design (Larry Lloyd)
7:35	1. Advanced Disposal	Board remains very pleased with progress and performance of Advanced Disposal. No significant Chase Farms issues remain. Novi City Council continues work on new single-hauler ordinance. Art & Larry Lloyd will participate in Public Hearing on Monday, November 23



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7:45	<p>ENTRYWAY ENHANCEMENT PROGRAM            RESIDENTS' REACTION</p> <p>1. PROGRESS TO DATE:</p> <p>3. NEXT STEPS</p> <p>4. FUNDING</p>	<p>1. All resident comments continue supportive and positive.</p> <p>2. Begonia Brothers:</p> <ul style="list-style-type: none"> <li>a. Cleaned and re-graded all 3 islands</li> <li>b. Took delivery and installed 26 Adirondack Crabtrees following Grower's determination that trees were sufficiently winterized and hardened for transplanting.</li> <li>c. Installed landscape fabric on 8-Mile south and 9-Mile islands; installed small layer of mulch to dress all three islands for winter</li> </ul> <ul style="list-style-type: none"> <li>• Mechanical tree auger hooked electrical wire and conduit under 9-Mile island; Waug Electric replaced damaged section to restore island lighting</li> <li>• Waug Electric repaired underground feed wire on north 8-Mile island that failed following significant rain</li> <li>• Board completed project documentation for City of Novi Matching Grant Award</li> <li>• City Landscape Architect reviewed project; advised Board of need to replace Japanese Barberry bushes from northeast 9-Mile entryway and replace with non-invasive plantings</li> </ul> <p>3. Accept the \$5000 Novi Entryway Enhancement Program Grant. Spring of 2016: Additional beds and landscape will be installed on each island that replicate the look of the new fence-area beds along 8-Mile.</p> <p>4. Board reviewed remaining year-end cost projections and payment options</p>
	<p>1. NEIGHBORHOOD ROAD PROGRAM            Novi Department of Public Services plan following road improvements:  <i>SUDBURY CT from Brockshire St to End; PASER 3, Concrete, Reconstruction</i>  <i>BROCKSHIRE ST from Chase Dr to Hampshire St PASER 2-4, Concrete, Reconstruction</i>  <i>TRENT CT from Chase Dr to End PASER 4, Concrete, Reconstruction</i>  <i>CHASE DR from Reindeer Dr to Trent Ct PASER 4, Concrete, Reconstruction</i>  <i>WESTCHESTER CT from Ashbury Dr to End PASER 4, Concrete, Panel Repair</i>            Larry Lloyd and Art Belloli requested DPS to add Chase Drive entry lane from 8-Mile to Ashbury</p> <p>2. Pending: Trim &amp; shape 17 Crabs along 9-mile, 9 CFHA Sign Crabs.</p> <p>3. Pending: River Rock in 8-Mile commercial truck run-over lane; minimal damage this summer &amp; fall</p>	<p>Following with Novi DPS &amp; OHM Advisors; Pavement Removal began late September;</p> <p>Completed to date:  <i>BROCKSHIRE ST from Chase Dr to Hampshire St—Total Reconstruction Completed</i>  <i>WESTCHESTER CT from Ashbury Dr to End—Total Reconstruction Completed</i>  <i>CHASE DR from Reindeer Dr to Trent Ct –East Lane Completed; West Lane South Completed</i></p> <p>Deferred to Spring 2016 because of cold weather:  <i>SUDBURY CT from Brockshire St to End; PASER 3, Concrete, Reconstruction</i>  <i>TRENT CT from Chase Dr to End PASER 4, Concrete, Reconstruction</i></p> <p>Board maintained frequent and reliable coordination with OHM Advisor Field Engineers and provided regular status updates to residents as well as mitigated resident issues or concerns</p> <p>2. Pending for 2016</p> <p>3. Continue to monitor</p>
8:15	<p>NEW BUSINESS:</p> <p>1. Annual Meeting Preparation</p>	<p>1. Save the Date Memo: Art</p> <p>2. Annual Dues Mailing—President's Letter: Art Draft; Board Upgrade; Art &amp; Dave coordinate mailing with Kelly Kroll, then develop 2016 budget</p>
8:25	<p>ANNUAL HOMEOWNER MEETING            Date: Tuesday, January 19, 2016            Place: TO BE ANNOUNCED</p>	
8:30	ADJOURN	