

A G E N D A
November 15, 2017
7:00 – 8:30 PM
Lloyd Residence

	A G E N D A	R E S U L T S
7:00	CALL TO ORDER	Present: Art Belloli, Stephen Letzeiser, Larry Lloyd, Larry Nelson, Dave Renner, Heidi Rhome Excused:
7:05	<p>TREASURER'S REPORT (Dave)</p> <ol style="list-style-type: none"> 1. Conform both copies of PNC statements for: September 2017 & October 2017 2. Review/Approve Financial Statements including Bank Statement Reconciliation (Dave/Board) for: September 2017 October 2017 3. Status of Unpaid Dues & Liens 4. Results of Dave's recommendation that we stop PNC Bank's automatic sweep 5. Financial Review / Audit 	<p>Treasurer's Copy and Secretary's Copy of PNC statements are identical.</p> <p>Bank Balances: September 2017: \$ 58,998.11 October 2017: \$ 53,128.14</p> <p>All 330 homeowners remain current with Zero Delinquency the FOURTH year in a row. Dave continues to provide real-estate closing letters to residents selling their home.</p> <p>PNC Bank now charges \$30 per month to sweep unneeded checking account cash into a savings account that only pays approximately \$15 in interest. (Dave recommended we stop the auto sweep. Completed effective 11/14/2017)</p>
7:20	MAINTENANCE -- NORMAL (Art)	<ol style="list-style-type: none"> 1. Natural Way Lawn Service applied final 2017 Round (#6) fertilizer 2. Begonia Brothers replaced yews and rose bushes that did not survive 2016-17 winter; completed 2017 weekly mowing and twice-monthly weeding of entryways and courts; installed holiday lighting on entryway sign crab trees. 3. Dan Wright replaced rotted horizontal base and trim boards on 20886 Dundee pod. 4. Sunrize Irrigation winterized both wells and irrigation systems 5. DTE repaired outage on Eight-Mile/Chase intersection light 6. Novi Department of Public Services/Water-Sewer cleared blockages (leaves, cement, dirt) from dual catch basins on east side of Chase Drive exit lane at Nine-Mile, and outflow lines beneath Chase Drive following curb-to-curb flood; removed root and dirt dam that blocks outflow to Rouge River west of west CFHA sign; recommended removal of 4 trees causing root dam and potential sign damage; AVB received All Season Tree Service quote: \$300. Board APPROVED
	Eight-Mile Deceleration Lane / Chase Road Reconstruction	<ol style="list-style-type: none"> 1. Waug Electric & Sunrize Irrigation Repaired electric and irrigation lines, respectively, damaged during concrete removal 2. Sunrize Irrigation installed new lines, valves, and heads along new Eight-Mile Deceleration Lane (field agreement between Hard Rock Concrete & CFHA) 3. CFHA purchased and supplied electrical and irrigation conduit equipment; Hard Rock Concrete installed them at no cost beneath five sections of roadway or sidewalk for future CFHA use 4. Begonia Brothers to clean and top dress mulch on: 1) both Eight-Mile islands following road reconstruction and, 2) Nine-Mile to restore mulch lost in flood 5. Art Belloli and Larry Lloyd provided considerable oversight during entire project; maintained multiple weekly contacts with Contractor, City Consultants, and Novi Department of Public Services 6. Chase Farms part of 2017 Novi Road Reconstruction pgm completed.

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7:25	ENTRYWAY IMPROVEMENT PROGRAM NEXT STEPS	<ol style="list-style-type: none"> 1. Following with Waug Electric to synchronize east and west lighting at each entryway to come on/off simultaneously. See Old Business 2. 2018: Nine-Mile--Replace defective irrigation time clock; upgrade to new, more powerful and adjustable mix Rid-O-Rust like Eight-Mile. Will do at 2018 start up. 3. Partner with Novi Department of Public Services and Police Department to remove North & South Chase Drive Stop signs from Oxford Court and install them at Ashbury to further reduce entry and exit speeds, and mitigate Ashbury bump 4. Add root, leaves, dirt clearing from Chase Drive storm water outflow to Begonia bi-weekly weeding program
7:35	OLD BUSINESS <ol style="list-style-type: none"> 1. Liberty Mutual Claim Payment Not Received 2. Dukesbury Mailbox Damage Restitution Not Received 3. Architectural & Landscape RE-Survey 4. Synchronize east/west lighting (2017 Budget: \$2,000) 5. Request Sunrize Irrigation to lower cross-Chase conduit risers/caps into large black valve box(es) flush with ground 6. Diseased/Dying/Dead Street and Park Trees 7. News/Notices 	<ol style="list-style-type: none"> 1. Liberty Mutual sent check on 11/2/17. Dave will follow for receipt and deposit. Begonia Brothers replaced damaged yews, roses, and spruce tree 2. Sent email to Novi Detective Kristie Gruenwald for status update 3. Larry Lloyd, Larry Nelson, and Art Belloli Board Re-surveyed residences and incidents identified for improvement opportunities. Seventy-seven homes with issues dropped to 50 or 35% improvement. Total of 112 issues dropped to 74 or 34% improvement. Larry Lloyd compiled results and developed report emailed to all residents November 11 to encourage further compliance with architectural and landscape standards. 4. Waug Meeting 11/14/17: Nine-Mile: Add relay and raised photo cell, minor wiring adjustments within panel. Eight Mile: 30 feet of required wire already in place across Chase Drive to inside of new curb. Need Sunrize or Begonia to trench or bore from curb across grass, beneath sidewalk, and landscape bed. Waug will connect wire, Waug's ball park parts and labor = \$750. Board _____ 5. Art will contact Sunrize to see to do this year. 6. Board continues to work with City Landscape Architect and City Forest to confirm conditions and determine next steps. 7. Ashbury Invasion (11/10/2017 c 2 AM), Dog Dirt Bags, Garbage/Recycle/Compost Bin Timing, Lawn Decorations
7:45	NEW BUSINESS: <ol style="list-style-type: none"> 1. Annual Dues 2. Annual Meeting 3. Clean selected CFHA mailboxes 4. Social Events 2018 – Erum Shaukat volunteered to lead a team to organize & conduct social events in 2018. 	<ol style="list-style-type: none"> 1. Budget Results/Suggestions/Preparation Amount: Board Approved Keeping Dues at \$240 per year Annual Mailing: Art will draft for Board upgrades Directory – Changes Dave Renner will coordinate with Webmaster 2. Plan Place Novi Library: 1st Floor Activity Room Date / Time Tuesday, January 16, 2018 / 7:00 PM 3. Board will follow with Begonia Brothers results of testing with mobile power washer to confirm best approach 4. Art will follow with Erum to confirm continued interest
8:15	NEXT BOARD MEETING— ANNUAL MEETING Date: Tuesday, January 16, 2018, 7:00 PM Place: Novi Library, 1 st Floor Activity Room	