



June 23,, 2026
7:00 – 8:30 PM
Rhome Residence

	A G E N D A	DISCUSSIONS / R E S U L T S
7:00 PM	CALL TO ORDER	Present: Dave Renner, Larry Nelson, Heidi Rhome, Cathy Campbell
	GUEST INTRODUCTIONS / COMMENTS: - Homeowners present	Residents: Lisa Lin, Tracy Donahue, Jamal Saleh and Enea Gjoka
	TREASURER'S REPORT (Dave) 1. Conform both copies of PNC statements for: April and May 2026 2. Review/Approve Financial Statements including Bank Statement Reconciliations (Dave/Board) for: April and May 2026 3. Review Status of Unpaid Dues & Liens	Bank Balances: April 30th \$152,467.84 - Confirmed May 31st \$149,683.54 - Confirmed after meeting Reviewed All homeowners Paid.- No Homeowner Liens exist at this time. Collected \$562.00 In Late Fees.
	MAINTENANCE – Normal - Begonia Brothers - Natural Way Lawn & Tree Service - Ezee Fiber Cable – Install status and lawn restoration - Mailbox Update Maintenance Plan for 2026 Refurb existing mailboxes stands in Azek, estimate 4 box post (5 hours) & 2/3 box post (4 hours) plus cost and installation of a new 4x4 post (if required). Investigate new metal mailbox option - Street Sign Repairs – Brockshire & Hampshire / New pole install	Mowing and weeding began in May. Mulch in common areas installed in June. Replaced dead shrubs at 8 Mile and flowers planted at 8 and 9 Mile entrances.. Performing fertilizer services as contracted. Cable installation compete, homeowners provided contact information to report Restoration issues. We are awaiting our reimbursement check for the damage done to one of our mailboxes. Agreed continue renovation of mailboxes in need of repair. Agreed to investigate options and obtaining a quotes for new metal / aluminum versions like the new mailboxes like those similar to the Normandy Subdivision off of 8 Mie. All agreed that this would be a major financial undertaking requiring a vote of a major special assessment to all homeowners in 2027. Quote provided from a Texas supplier for vinyl street names, need to find local vendor to install on our existing metal pieces and to install one new pole. Dave Renner has agreed to investigate and to work on these new signs.
	ARCHITECURAL CONTROL – Open projects - Shively Residence - Solar Panels - Bechtel Residence - Hot Tub Permit - Garde Residence - Roof and siding - Eberlein Residence - New addition Request - Other – Tree trimming of City trees near sidewalks	All homeowners awaiting plan approval by the City of Novi or in one instance submission of colors requested. Cathy reported that the Bechtel hot tub project has been completed. Additionally, Walker Residence will be seeking City approval / permit to install a roof over their existing deck. Novi reviews every sub for trimming and has not established a date for Chase Farms. A request for a date has been made for the timing of the trimming.



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Rhyme Residence

	A G E N D A	DISCUSSIONS / R E S U L T S
	- ARCHITECTURAL CONTROL - Other - OTHER ACTIVITIES – Surveys - Issue Updated Care & Concern Letter to Homeowners. - Prepare surveys of current status of CF Homes. Draft correspondence letters in all cases need to be reviewed and approved by all Board members before mailing to homeowners. Also past practice has always been that Board members do not communicate on architectural matters with homeowners via a phone call.	Agreed to have attendees review the subdivision for home that require some encouragement to improve their exterior in terms of landscaping, trim and paint. Request those in attendance at the meeting to submit home addresses and comments as a first step in preparing individual letters to be issued to those homes in most need of attention. Enea Gjoka volunteered to assist in drafting letters with the assistance of AI technology to use in communicating individual letters to communicate concern issues to homeowners that need to be corrected. Enea also expressed a desire to discuss our current process of emailing our homeowners to consider possible options for updating our effectiveness in this area. We will let our website manager Brian Renner contact him to discuss our current approach to communications.
	NEW BUSINESS - We received Art Belloli's resignation letter in early June 2026 Recent vote of Board as provided in the Bylaws has resulted in the election by a majority vote of Heidi Rhyme as our new Chase Farms Homeowner President. - 2027 City of Novi Beautification Grant – Preparation of a plan / plans for submission during the month of January 2027 - New volunteer activity discussion of interests. - Discuss Bylaw Revisions – Regarding Board position terms and approval / exception guidelines. Bylaw revisions require homeowner approval via a proxy vote. - Discussion of a periodic newsletter to Homeowners. - 2026 – 2027 CFHA – Cathedral directory plan	Discussed the transition to Heidi Rhyme as our new Chase Farms Homeowner Association President. All acknowledge Art's many years of contributions to the Association. Cathy Campbell advised the Board at this meeting that she would be Stepping down from the Board and from her work on Architectural Control activities at this time. Cathy was thanked for her work on Architectural Control over the past year. Heidi reported that the rules for the 2027 Grant will be published in September 2026. She has contacted two landscaping companies to work with us on developing design plans to enhance the 9 Mile entrance area. Heidi has talked with a Chase Farms resident, an attorney who will assist us in updating our existing Bylaws in a few areas. Once the revisions are drafted we will need to present the revisions to the homeowners for a vote. Heidi discussed plans to work with Tracy Donahue on the Facebook Private Group for Chase Farms. Periodic did you know facts and current information could be shared in this area in the future. Planned for publication in September. Discussed a special mailing to all homeowners to review their information, Also discussed the possibility of requesting homeowner cell phone numbers in order to have the option of contacting our homeowners. Using SMS Short (Message Service) for text-only messages to our homeowners as an additional means of communication of important matters.
	NEXT BOARD / HOMEOWNER MEETING:	To be determined
PM	ADJOURN	At 8:45PM



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