

CHADWICK FARMS HOMEOWNER ASSOCIATION

Annual Meeting of Co-Owners
Thursday, June 8, 2023

Meeting 7:00pm
Sign In 6:45pm

Meeting Minutes

Meeting called to order at 7:00pm.

There was a brief introduction of the homeowners and Board of Directors. There were 3 homeowners in attendance (3 units represented). Board members Martin, Lenk, Fleury, Porth in attendance and gave a brief introduction to start the meeting. Board member Fernley absent. Based on the 7 homeowners in attendance, a quorum was not present. The "Open Meeting Letter", which was mailed to each homeowner, was displayed showing Proof of Meeting Notice.

The annual meeting minutes from meeting on June 9, 2022 were reviewed. No issues were noted. Motion to accept 2022 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.
- Board member Lenk announced he will be leaving Chadwick Farms this year. Other members will continue to serve. Paul Hain volunteered to join the Board as a director if needed. Per the bylaws, the president can appoint a homeowner to serve on the Board without an official election.
- The Board does not police the sub, but relies on homeowners to contact the Board with any concerns they may have. The Board will investigate any concerns and take appropriate action.
- The CFHOA Annual Garage Sale is scheduled for June 15, 16 and 17. Short discussion regarding the history of the sub garage sales.
- An audit of the 2022 CFHOA financials was conducted by homeowner David Fleury and homeowner Brent Stropich. All figures were compliant.
- Alan's Asphalt is under contract to complete road repairs this year, which includes many pot hole repairs. Homeowner mentioned there may be another area which needs inspection on Goldwin Drive in the court that is in need of repair. The Board will look into this area.
- Spring clean-up was completed by Clearwater Property Services in May. Clean up included front entry with fresh mulch, Goldwin Drive entry sign area and sewer grate clean up.
- Fertilizing of common areas was put under contract with Modern Lawn Care again this year. It was mentioned that the Board undertook this service based on past concerns from neighbors about the weeds spreading to lawns in the adjacent properties.
- Michigan Landscape Professionals, (formerly Beauchamp) was the snow removal company used again this past winter. Short discussion regarding the past history of our selection of snow removal and summer maintenance contacts. Due to many questions regarding snow removal service during the winter of 22-23, Martin did contact Michigan Landscape Professionals about the lack of a written contract and lack of staking, which results in more lawn damage during the past season.

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- Martin still working on an updated subdivision directory, waiting on information from new homeowners. Several homes or lots have sold in recent years.
- No dues increase is foreseen at the present time.

Financial Report

- Treasurer Lenk submitted year-to-date spreadsheet for the 2023 financials. All dues are collected. YTD 2023 Income of \$22,810.00 and Expenses of \$8,341.90 were reviewed through 6/8/2023. Bank balance as of 6/8/2023 was \$40,933.94. Also presented was an estimate of the remaining expenses for 2023, totaling \$8456.90, which include insurance, admin expenses, final lawn care payment, road repairs, initial snow removal payments and fertilizer.
- Treasurer Lenk reviewed the 2022 final financial report. No issues were noted.

Committee Reports

- None

Miscellaneous

- Open Forum Question and Answer:
- Two homeowner mentioned that they are having issues with people from an adjacent sub cutting through their yards. Possible solutions would be more plantings to block this area and notifying the police about the issue.

Old Business / New Business

- None

Election of Officers

- No quorum determined. The Board did request volunteers to serve.

Meeting Adjourned at 8:02pm