

# CHADWICK FARMS HOMEOWNER ASSOCIATION

Annual Meeting of Co-Owners  
Thursday, June 9, 2022

Meeting 7:00pm  
Sign In 6:45pm

## **Meeting Minutes**

Meeting called to order at 7:05pm.

There was a brief introduction of the homeowners and Board of Directors. There were 3 homeowners in attendance (3 units represented), 1 proxy was received. Board members Martin, Lenk, and Fernley in attendance and gave a brief introduction to start the meeting. Board members Fleury and Porth were absent. Based on the 6 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 virtual meeting June 22, 2021 were reviewed. No issues were noted. Motion to accept 2021 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.
- Current Board members will continue to serve.
- The Board does not police the sub, but depends 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 16, 17 and 18. Short discussion regarding the history of the sub garage sales.
- An audit of the 2021 CFHOA financials was conducted by homeowner David Fleury. All figures were compliant.
- Alan's Asphalt completed road repairs this year, which included many pot hole repairs and crack sealing throughout the sub. Homeowner mentioned there may be another area which needs inspection on Saddlewood Dr. The Board will look into this area.
- Spring clean-up was completed by Clearwater Property Services. 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 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 this past winter. Short discussion regarding the past history of our selection of snow removal and summer maintenance contacts.
- Martin 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 2022 financials. All dues are collected. YTD 2022 Income and Expenses were reviewed through 6/9/2022. Bank balance as of 6/9/2022 was \$38,676.49. Also presented was an estimate of the remaining

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expenses for 2022, totaling \$5,636.00, which include insurance, admin expenses, final lawn care payment and initial snow removal payments

- Treasurer Lenk reviewed the 2021 final financial report. No issues were noted.

### Committee Reports

- None

### Miscellaneous

- Open Forum Question and Answer:
- Homeowner mentioned he may try to do an epoxy repair to some areas of the concrete sidewalk leading to Hawkins Elementary School.
- It was mentioned that another homeowner in the sub is a CPA and may be willing to do an additional audit of the yearly financial reports.
- Short discussion regarding trash pickup in the sub. Many homeowners are not satisfied with Waste Management any longer and are starting to switch.
- Road resurfacing was brought up and Martin mentioned that he did contact Rieth-Riley concerning an estimate for our sub. Still has not heard back.
- A homeowner expressed an interest in sheds. It was mentioned that this topic had been discussed in the past and a majority of the homeowners were against allowing sheds. Years ago, the subdivision was surveyed for an interest in changing the by-laws to allow sheds and most were not in favor of changing the by-laws.
- Fences were mentioned and discussed. Fences are allowed per the by-laws, as approved by the Board. Fences have been approved, in the past, for lots backing to the older subs in the area but not between lots in the sub.

### Old Business

- None

### Election of Officers

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

Meeting Adjourned at 7:45pm