

**NORTHFIELD HOMEOWNERS ASSOCIATION  
ANNUAL MEETING  
NOVEMBER 15, 2011  
6:00 p.m.**

The meeting was called to order by President Carolyn Graham. Attending were president Graham, vice president Gerald Schwebke, treasurer Glenda Simpson, grounds committee Nancy Bellis, Secretary Paul Mimms, and members of 39 community member households.

President Carolyn Graham presented a **Year End Review of board and community activity.**

- Storage of community documents on Google Docs as initiated by Bruce Fjellman
- Review and amendment of bylaws

Response by the board to August wind storm damage involving use of reserve funds to fund necessary tree removal

Treasurer Glenda Simpson gave a finance and budget report, including:  
Significant increases in costs between 2010 and 2011 were:

- water sprinkler systems working this year that did not work last year,
  - snow removal with big storms with larger snowfall than in prior years)
- costs related to August storm damages.

Because of lower bids on costs from Perfect Turf, we hope to reduce lawn care & irrigation expenses in 2012, so we have decided to keep the annual assessments the same (\$1720) for 2012 as it was for 2011. We will have a reduction in the carryover from 2011 to 2012 due to the increased expenses recognized in 2011.

We have questionable receivables for 2011 dues for two households. A bankruptcy may result in partial collection of the \$1720 amount owed by one household, but legal action will need to be taken for the balance of dues owed by the other household as well as the late fees assessed for the household for 2011.

We expect additional expenses of \$13,600 for November & December.

As of 11/10/2011

Checking Balance: \$7,069.81

Money Market Balance: \$40,826.00

Cash/Checks to be deposited: \$0.00

Chairperson Paula Barrows reported the Social committee was more than satisfied with the holiday party, Spring Fling, and annual Fish Fry during the past year. Comments from the members supported the continuation of the Spring Fling in 2012.

Chairperson Nancy Bellis reported on Grounds committee activity during the past year, including

- Aggressive oversight and observation of the irrigation system.
- Tree removal and replacement
- Future organization of lawn maintenance, irrigation, and snow removal under 3 coordinators

A presentation of a bid from Perfect Turf for lawn maintenance and snow removal the board had recommended to accept was discussed. The NHA Board voted to contract with Perfect Turf for lawn maintenance and snow removal for the upcoming year. There is a significant savings for our HOA by changing providers. The new snow removal contract goes into effect immediately. Perfect Turf will be using shovels on the sidewalk leading from your driveways to the front stoop and also against the garage door. The driveways will be cleaned with a bobcat which will make a reduction in snow removal cost possible. The NHV board will consider payment plan alternatives offered by Perfect turf which might offer additional savings.

There was discussion of two proposals for services of a property management company for the community. No action was taken on the proposals, but discussion and consideration will continue within the board during the coming year.

Two expiring board positions were open to be filled. There were several comments of appreciation for the service of retiring board members Carolyn Graham and Glenda Simpson, and for the services of Bruce Fjellman, who resigned during the year in anticipation of relocation. Sharon Lusero was nominated and elected to serve on the 2012-2013 board. Unfortunately, we came up short and still need one more member to serve a 2-year term. The board will continue to seek nominations for the remaining position.

The meeting was adjourned at 8:12 pm.

Submitted by: Paul Mimms, NFV Secretary