

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF ANNUAL BOARD MEETING
NOVEMBER 15TH, 2018**

The Northfield Village HOA held its annual meeting, Thursday, November 15, 2018, at the Primrose Retirement Community.

Officers Attending: Paul Mimms, Gerald Schwebke, William Laughlin, Diane Younger, Sandi Loos and Shirley Dohrmann.

Residents Attending: Forty-Two households were represented.

Paul Mimms called the meeting to order at 7:00 p.m. A motion was made/seconded and approved to forego reading of the minutes of the last board meeting since they had been published on the Northfield website.

Treasurer's Report: The budget for this year was presented. The projected deficit was \$7,682 and the actual budget shows a deficit of \$105. The budget presented for 2019 shows a deficit of \$22. A recommendation was made to raise the dues per household by \$80 a year to \$1800 annually. A motion was made/seconded to vote for the increase in dues. This motion was approved by the residents in attendance.

It was noted that Summit had paid us \$13,000 for their share in landscaping and lighting the entrances as well as for mowing of the lot around the sign at the top of the hill at the second entrance.

Committee Reports:

Architectural Committee: Gerry Schwebke presented the committee report and announced that Susan Martin and Paul Stewart were stepping down. He introduced the members of the committee: Paul Mimms, Gerry Schwebke, Marie Kissinger, Richard Hanner and Carolyn Graham.

Twenty-Four residential projects were submitted for review and approval. Twenty-Two of those were approved.

Beautification Committee: Eileen Kuehl presented the report and brought pictures of the finished project for the entrances, which included the landscaping and lighting of the gazebos that have been completed. It was noted that the choke cherry trees had been removed. The upgrade for the pocket parks was discussed. Nothing definite has been decided for this.

Grounds Committee: Bill Laughlin gave the report by first stating that his term as Grounds chair has expired. He reiterated that 2018 has been an awful year for irrigation issues. He took responsibility for the watering issues and apologized for not getting things resolved as quickly as possible. Residents gave praise for the job he had done and thanked him for his service to the board.

Bill discussed the I.Q. Water Irrigation System that could be installed on systems #2 and #3 and could eventually save 25% to 30% on water bills.

Mowing issues had been resolved with the use of hand mowers that cut down on ruts being left by the heavy riding mowers. The time spent on mowing has been cut back with the use of two mowing teams instead of one. Frank Graham volunteered to be on the Grounds Committee. Nancy Bellis volunteered to be the snow removal co-ordinator.

Social Committee: Paula Barrows gave the report and reminded residents of the next social event. The annual Northfield Christmas Party will be December 3rd at Granite City in Zona Rosa. Dinner will be at 6 p.m. with social time starting at 5:30.

The members of the Social Committee are: Paula Barrows, Pat Crain, Bea Krey, Joyce Fears, Eloise Downs, Kathy Files, Sharon Sapp, and Shirley Dohrmann.

Paula explained how the Good Neighbor Award was awarded to people who go above and beyond to make Northfield Village a great place to live. Nominations for this award are presented to the social committee for a vote. Winners display a Good Neighbor Award sign in the yard. Diane Younger presently has the sign for October/November, Eloise Downs will have it for December/January, Richard Hanner will have it for February/March, Bill Laughlin for April/May, and Paul Stewart for June/July.

Care Committee: Ann Metzgar gave the committee report and explained the duties of the committee. They visit the sick and those who have lost loved ones and take them a meal. They also welcome new neighbors and take them cookies.

Members are: Ann and Lila Metzgar, Carolyn Graham, Lynda Laughlin, Elizabeth Schwebke, Nancy Bellis, Rita Pickering, and Nancy Loveless.

Old Business: Bill Laughlin discussed the two areas, not included in the common areas, needing mulch that Embassy had inadvertently forgotten as well as had applied the wrong color. This has been taken care of and they are also winterizing these two areas, along with the 5 pocket parks and the two entrances.

A resident inquired as to how many mowings were left. There are two mowings and one fall clean up left. If any of the mowings or cleanups aren't needed, Embassy will credit

our account accordingly.

Summit: Our relationship with Summit is improving. They have contributed to the upgrades to the entrances as well as maintaining the area around their sign at the second entrance.

The HOA owns the lots once their houses are sold. They want to give us the undeveloped lots; however, we want financial reimbursement from them to maintain these lots.

Paul Mimms and Bill Laughlin read a couple of nasty letters from a resident complaining to individual board members about issues that had developed in Northfield. Paul explained how disconcerting these letters can be to people who volunteer to be on the board and take time to help make Northfield a better place to live. These letters also cause discord among neighbors as they wonder who the author is.

New Business:

Renters: Surveys were sent out via email for a vote to consider allowing rental properties in Northfield. Hard copies were handed out at the meeting to those who didn't have computers. This survey was seeking the opinions of the residents regarding this matter and to give the board direction in which way to pursue the matter. Pros and cons were discussed, and formation of a committee was suggested to look into changing the by-laws or making changes to the declarations of restrictions if need be. Residents were encouraged to vote as only 50% had responded. Each person listed on the house deed needs to vote.

It was suggested that we check with other HOAs to see how they have handled this issue. Paul stressed that this decision is not just a yay or nay. Once we change the bylaws or declarations, we must record this legally and live by it.

Irrigation Management: It was suggested that we form a committee to check into different options for irrigation management. This committee would make recommendations to the board and the community. Arnold Baker volunteered to be on this committee.

Elections: Paul volunteered to continue to serve as President and finish Richard Hanner's term since stepping in due to Richard's resignation. Diane Younger was up for re-election as her term had expired. Gerry Schwebke's and Bill Laughlin's terms had expired as well. Gerry nominated Jerry Lafferty for the office of 2nd Vice-President. A motion was made/seconded to approve his nomination. A motion was made/seconded to approve the nomination of Diane Younger as Treasurer for another term. Frank Graham volunteered to run for 1st Vice-President. A motion was made/seconded to

approve Frank Graham's nomination. Paul made a motion for the Secretary to cast one vote for each of the above nominations. This motion was made/seconded and approved that the Secretary cast one vote for each of these nominations. Shirley Dohrmann, as secretary, cast one vote for each of these nominations and they were duly elected.

Our board of Directors are as follows:

Paul Mimms – President
Frank Graham - 1st Vice-President
Jerry Lafferty - 2nd Vice-President
Diane Younger – Treasurer
Sandi Loos – Assistant to the Treasurer
Shirley Dohrmann – Secretary

The hiring of a Property Management Company was also discussed. This would be an added expense and we would still need a board to oversee things.

A motion was made/seconded and approved to adjourn the meeting.