

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)  
MINUTES OF ANNUAL BOARD MEETING  
NOVEMBER 21<sup>st</sup>, 2019**

The Northfield Village HOA held its annual meeting, Thursday, November 21<sup>st</sup>, 2019, at the Rock of Ages Lutheran Church, 4005 N W Barry Rd.

**Officers Attending:** Paul Mimms, Sandi Loos, Diane Younger and Shirley Dohrmann

**Residents Attending:** Thirty households were represented.

Paul Mimms called the meeting to order at 6:30 p.m.

He then asked for all those in attendance to introduce themselves so that he would know who was there.

A motion was made, seconded and approved to forego reading of the minutes of the last annual board meeting as well as the last closed board meeting since they had been published on the Northfield website.

**Treasurer's Report:** Sandi Loos gave everyone a print out of the proposed budget for next year (2020). The projected income is \$181,750 and the projected expenses are \$181,496 giving us a surplus of \$254. We currently have \$87,000 in reserves. Homeowners' annual dues will remain the same for 2020 at \$1800 per residence.

We anticipate a surplus of \$17,795 because of the many irrigation issues and a rainy summer.

**Beautification Committee:** Eileen Kuehl submitted the committee report. Committee members are: Susan Martin, committee chair, Eileen Kuehl, Rita Pickering, Sandi Loos, Terry Marler, and Bill and Carol McMillin.

2019 Highlights:

-The committee saved \$1000.00 by planting the entrance islands themselves instead of Perfect Turf doing the planting.

-Existing shrubbery and plants in the pocket parks were torn out. Unsafe benches were removed.

-Four pines were removed and trimming was done on the remaining pines along Line Creek Parkway.

-Three maples and four service berries were planted along Line Creek Parkway.

#### 2020 Proposed Projects:

-Three residents have sponsored three pocket parks to be planted. If you wish to sponsor a pocket park, Perfect Turf will work with you and your budget. The average price has been around \$1000.00.

-Planting of the remaining pocket parks will be done when and if they are sponsored.

-The committee will once again plant the entrance islands.

-The committee will move the tall perennials that are blocking the Northfield Village sign at the south entrance so that it will be visible again.

-Additional trees will be planted along Line Creek Parkway.

The committee is seeking sponsors for the pocket parks located in the Britt cul-de-sac and the island at the west end of 87<sup>th</sup> street. They are also seeking sponsors for benches for three gazebos that do not currently have them.

**Architectural Committee:** Gerry Schwebke presented the committee report. He stated that there were not many requests for projects. Basically, the requests were for outside structures such as decks and landscaped areas. The members of this committee are: Gerry Schwebke, Marie Kissinger, Jim Pettijohn, Carolyn Graham, and Richard Hanner. All committee members have decided to remain on the committee for another year.

**Irrigation Committees:** Neil Miller submitted the reports. Two committees worked over the year. The first committee evaluated options to replace our controllers with ones that could be monitored remotely. The committee members were: Dewey Clark, Arnold Baker, Frank Graham and Neil Miller.

The second committee was asked to evaluate the rest of the system and make recommendations. The committee retained Irrigation Management Consultants to evaluate the system, report on their findings and make recommendations regarding necessary work and local irrigation companies qualified to perform needed work. The consultant reported the water lines appear to be in good shape; however, the electrical wiring needs to be tested along with valves and switches. The committee will move ahead based on the findings. This committee included Neil Miller, Paul Mimms, Susan Martin, Frank Graham, Sandi Loos, and Bruce Knipfel.

**Grounds Committee:** Perfect Turf does not control the irrigation of the Summit homes. The HOA is still reimbursing the Summit homeowners for the water usage of their sprinklers that is billed on their residential meters. Sandi has told Summit that they need to take over reimbursement in 2020, as we will only do this through 2019. Summit is still trying to get the City of Kansas City to approve the change of the meters on the Summit homes from business to residential.

Frank Graham, head of the grounds committee, and Nancy Bellis, head of snow removal, met with Perfect Turf to discuss the grounds' committee concerns form and how to handle follow up regarding complaints or concerns. Perfect Turf assured them that they will do better to keep them updated on the status of the repairs.

Snow removal will now include the streets and the city sidewalks. They will clean snow curb to curb on the streets. Driveways and sidewalks from driveways to the houses will be cleared, as they have been in the past.

**Social Committee:** Paula Barrows, committee head, submitted the report. Committee members include: Pat Crain, Kathy Files, Sharon Sapp, Eloise Downs, Joyce Fears, Bea Krey, and Shirley Dohrmann.

Paula announced the date for the Christmas luncheon. It will be December 7<sup>th</sup> at the Airport Marriott with social hour starting at 12:30 pm. There will be no white elephant gift exchange this year; however, there will still be a drawing for gift card prizes.

Good Neighbor Awards were also announced. December: Frank Graham; January: Arnold and Lori Baker; February: Lee and Nancy Blake; March : Pat Crain; April: Brenda Bolongy; May: Sandi Loos; June: Jim and Nancy Assell; July: Ann and Lila Metzgar; and August: Joyce and Mike Fears.

**Care Committee:** Ann Metzgar, co-chair with Lila Metzgar, submitted the report. We have thirteen new residents and the committee has met with them and welcomed them to the neighborhood. Also included on the committee: Liz Schwebke, Lynda Laughlin, Rita Pickering, Nancy Loveless, Nancy Bellis, and Carolyn Graham.

**Nominating Committee:** The nominating committee which consists of Marie Kissinger, committee head, Carolyn Graham, Eloise Downs, and Fred Dohrman were unable to find a candidate for the position of board president. Paul Mimms volunteered to become president when Richard Hanner stepped down and has fulfilled Richard's remaining term. He is too busy to run for the board at this time. Paul has served 5 of the 10 years he has lived in Northfield on the board, either as President or Secretary. Paul explained the duties of the board as a day by day carrying out of the rules and

by-laws within consideration of the budget. The board directs and runs the business of the community as a whole and not as an individual entity. Northfield's board must have five members, with these members ultimately deciding the position each one is to have. If no one is elected to fill the position of president, then the board would have to work on a solution to finding the fifth member and then let the community know, according to our by laws.

Paula Barrows made a motion to elect Shirley Dohrmann as secretary for another term. The motion was seconded. The secretary casts the deciding vote and Shirley Dohrmann was elected Secretary.

Paul asked if there were any other nominations for election to the board. There were none.

**Miscellaneous Business:** Sandi Loos, co-treasurer requested a vote for approval of the 2020 budget. A motion was made, seconded and unanimously approved to accept the proposed 2020 budget.

Rita Pickering asked about the status of the curbing and sidewalk repair. Paul stated that Brenda Bolongy had categorized the needs of repair for the curbing and sidewalks in Northfield and had reported these to the city. Her follow up with the city revealed the status of our repairs. With 5 being the least likely to get done, we are at a 4. It was suggested that residents call 3-1-1 to report and complain about our need to get this done.

Liz Schwebke inquired about a solution to the areas that are over watered or extra dry. Someone suggested that we contact Missouri Conservation Dept to find solutions to this problem. They would be able to suggest plantings to help with soggy areas. We could also contact Perfect Turf to discuss better mowing practices to cut down on damaging properties.

Paul asked Sandi to read a list of this year's volunteers that have worked behind the scenes to support the needs of our community. This was a list compiled by Sandi to thank these residents /volunteers who have helped make Northfield an outstanding community in which to live.

Paul asked if there was any other business needing to be discussed and a motion was made, seconded and unanimously voted in favor of adjourning. Meeting was adjourned at 8:00 p.m.

**After Adjournment:** The meeting reconvened with those residents remaining and Bill Laughlin was approved for the position of board president after he decided to step forward and volunteer.

During the last closed board meeting on Oct. 25<sup>th</sup>, 2019, the board unanimously approved having only one open board meeting per quarter. These open meetings will be held in February, May, August, and November, with November being the annual HOA meeting.

The next closed board meeting will be December 19<sup>th</sup>, 1:00 p m, at Bill Laughlin's house.