

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF ANNUAL BOARD MEETING
NOVEMBER 30, 2017**

The Northfield Village HOA held their annual meeting Thursday, November 30, 2017, at the Primrose Retirement Community.

Officers Attending: Richard Hanner, Gerald Schwebke, William Laughlin, Sandi Loos, Diane Younger, Sharon Rendon

Residents Attending: Forty-eight households were represented.

Richard Hanner called the meeting to order at 7:00 p.m. A motion was made/seconded to forego reading the minutes of the October Board meeting.

The first order of business was voting to fill the positions being vacated due to term expiration (President, 1st Vice President, and Secretary). Several nominations had been received during the nomination period conducted prior to the meeting. In addition, before ballots were cast, the floor was open for any additional nominations for each position. No additional nominations were received. Ballots were cast. The meeting was suspended temporarily while a committee counted the ballots. Proxy ballots received by the Secretary prior to the meeting were included in the count. Voting results were announced by outgoing Secretary, Sharon Rendon, and are as follows:

President: Richard Hanner
1st Vice President: Gerald Schwebke
Secretary: Shirley Dohrmann

William Laughlin will continue his term as 2nd Vice President, and Sandi Loos/Diane Younger will continue as Treasurer.

The meeting returned to regular orders of business and several officers and committee members gave reports.

CARE COMMITTEE: As is custom at the annual meeting, residents moving into Northfield during the year are introduced. Lila Metzgar introduced Darren and Letty Dillard, Christine Brown, and Ray and Terry Marler.

President's Report: Richard thanked the various committee members for their outstanding work during 2017.

Embassy Landscape was awarded a one-year contract and will continue to provide services for lawn care and snow removal.

Richard announced the Summit/Clayton Homes would begin developing homes in Northfield Village. A meeting with HOA officers and representatives from Summit was scheduled for December 1. Richard indicated that any news concerning development would be shared with residents as it becomes available.

The Bylaws and Declarations will be rewritten. This is necessary in part due to Summit now coming on board and replacing the former developer.

The monthly HOA meetings that have been held at the homes of various officers will now be held at Primrose due to the welcomed increase in attendance by the residents. Exact dates for those meetings will be announced by e-mail, but it is expected they will be the 3rd Thursday of each month.

1st Vice President: Jerry Schwebke announced the official sale of the lots to be developed was effective November 15, 2017. Ownership transferred from Rosewood Developers to Clayton Properties. Summit is a member of Clayton Properties. Rosewood has paid all property taxes on the properties. Clayton Property is a subsidiary of Berkshire Hathaway, Inc. Clayton has already done an outstanding job at mowing some of the vacant lots. Under the former development plan, there were approximately 60 lots available for development. The new developer may redesign this plan. Jerry expects 5-6 spec homes will be built and that it will be 2-3 years for complete build out. Again, as stated above, information concerning development will be provided as it becomes known.

Jerry discussed the recent amendments to the declarations/bylaws that were presented for voting. The first was an amendment to correct the reference to Clay County to read Platte County. Of the 91 eligible homes/votes, 73 yes responses were received.

Regarding the solar panel amendment, 63 yes votes were received.

The amendments are currently with the attorney for finalization.

Jerry addressed the issue that has recently come to light concerning rental property, specifically, short term (less than 30 day) rentals. Short-term rentals are not allowed in Northfield Village. Currently, such rentals are not legal in Kansas City.

2nd Vice President: Bill Laughlin discussed the bidding process that was used and confirmed that Embassy was awarded a one-year contract. Todd Maxwell will be the representative from Embassy that is our point of contact. As part of this year's contract, yard waste will be collected.

There are some on-going issues concerning water usage. Bill will issue an e-mail regarding the sprinkler issues.

One concern that presented itself on more than one occasion with Embassy this past mowing season was the workers were continuing to mow into the late evening hours. They have agreed to complete mowing by 5 p.m.

Bill stressed the importance of using the on-line form for submitting your requests or concerns regarding lawn maintenance. When these forms are submitted, they are automatically logged in and forwarded to Embassy.

Bill is researching various systems that could assist with our aging sprinkler system and hopefully could reduce the cost associated with water usage. One resident requested access to the control box. Residents are not allowed to adjust the controls and are not allowed access to any of the boxes.

Treasurer: Sandi Loos presented the budget. The cash balance as of 11/30/17 is \$128,148. The projected budget for 2017 is \$178,265, leaving an \$18,423 deficit. This overage is primarily due to water usage, an increase in water rates, and much needed sprinkler repairs that were made.

A motion was made/seconded and the meeting was adjourned at approximately 8:15.

Thanks to everyone who brought snacks to share. The turnout for this meeting was great and we hope to see many of you at the monthly meetings.

Minutes prepared by: Sharon Rendon