

The Northfield Village HOA board met on January 10, 2015 at the home of the president, Sharon Lusero, 8714 North Britt Avenue. All board members were present.

On January 10, 2015 the HOA board meeting was convened at the residence of President Sharon Lusero. Sharon welcomed the visitors, and asked them to talk about their reasons for attending. The visitors were Nancy Bellis, Art Pudenz, Cynthia Johnson, Rita Pickering, Sharon Rendon, and Neil Miller. Each visitor expressed the desire to learn more about NFV activities.

Due to the resignation of Bob Gillaspie, the office of first vice president was vacant. The board unanimously elected Jerry Schwebke to fill that position.

There was discussion concerning home owners' responsibilities as to the structures and land in NFV. A legal description of lots can be obtained from a survey in the Platte County Recorder's office, or on the internet - outlay of property.

There was also discussion concerning the NFV lawyer.

Sharon wants the board members to encourage the residents to use the NFV website which is Northfieldhomes.org. Some of those present said they have trouble reaching anything except the declarations and bylaws. It should be that each residents email address will gain entry so some emails may need to be changed by the Website person, Dusty.

Jerry and Liz Schwebke were thanked for decorating the 86th Street entrance sign for the holidays. Art Pudenz assisted them. The board would like to hear from any resident with any Christmas decorations (wreaths, garland, etc.) for the two entrances signs. It would be a nice task for a volunteer to come forward to say they will take responsibility for putting up and taking down the holiday decorations.

The "No Solicitation" sign at the 86th Street entrance has rotted and fallen down. A new sign will be erected when the weather is warmer. If we don't have a resident volunteer to do the work, the board will have to find someone to do the work and approve the cost.

Sharon will ask Tom Files to audit NFV records this year. He has previously done it and done a wonderful job that takes a lot of time. A big part of the audit, besides making sure the Northfield Homes money is spent correctly, is to make suggestions on the improvement of processes. Tom did this last time with checking the number of mowing's we receive compared to what is contracted.

Perfect Turf will be asked to send the board an email each time the grass is mowed indicating the number of mowing's thus far. This has been tried in the past but we will work on it again this year.

Sharon asked for information from NFV committees.

1. **Architectural** - Jerry Schwebke reported that about six residents filled out approval forms in 2014. A reminder will be emailed to residents this spring as to what form and when it should be completed. This includes informing realtors listing a home for sale in Northfield since it seems some wrong information has been given as to what can be painted and what colors. There are guidelines and this includes the front entrances.
2. **Landscape** - Rita Pickering reported that the committee will need a little money this spring for annuals. The committee will plant and tend to the flowers while Perfect Turf will maintain the entrance beds. Residents are responsible for the beds around their homes. Trees were discussed and it was good to have people with history like Jerry and Neil Miller able to talk about the past. Before any changes can be made to the Declarations, a solid 2/3 of the residents must vote, and have their vote notarized. The previous builder tried to change something and failed. Any changes would be a huge undertaking.
3. **Social** - The board recommended that the social committee make some changes in the Good Neighbor Award program. Explaining why (nominee's name) they should be nominated for the award. There were questions as to when a person who has received the award is eligible again, since there are some people who do SO much that they really deserve winning the award again. It would be helpful to have Nancy send out a call for "nominations" every once in a while.

It was suggested that the ladies' luncheons be held monthly thorough out the year. Maybe this could be divided so a couple of people do 1/2 the year, setting up the count and reservations, also received a suggestion for a possible men's breakfast monthly meeting or maybe a lunch on the same day as the ladies, but at a different restaurant.

4. **Treasurer**- Money has been coming in for the HOA since the middle of December when the letter was sent out. All checks were held until January 1 or later to be deposited. Dee passed out a balance sheet and profit & Loss statement but with time almost over there was no discussion. Dee Knockemus and Sharon Lusero will compose a letter to Mindi Doleshal, USPS supervisor at the Platte Purchase branch, advising her of NFV resident's dissatisfaction with mail service. Issues to be addressed include late mail, mail put in incorrect boxes, and packages put in the mailboxes that are too large to get out or put at the front door instead of using the large parcel boxes we spent money to install, and not really paying attention to the Stop mail/start mail orders or forward mail to a different address.

Nancy Bellis was thanked for her written communications with the residents on the Internet. Only one (or 2) residents do not have the Internet. This is why it is so important to have every resident's correct email. Nancy has offered to be the one to work with Perfect Turf on snow removal (which could happen any day now).

Sandi Loos suggested that the board look into Quicken as a means of emailing yearly HOA statements to save money. Dee is very familiar with Quicken and will look at that possibility.

We still need a person to head the Grounds Committee. Brenda Michaels has expressed interest in *helping* and learning but not to be in charge.

Jerry Schwebke will investigate what needs to be done with statements that are delinquent as of February 1, 2015 and automatic liens, versus notices of liens being done. The name of our current lawyer wasn't evident to the board so Jerry will find out the lawyers name.

Board members were asked to deliver some of the directories near their home since Sharon Lusero has not gone out to deliver in the very cold weather.

The next board meeting will be Saturday, February 7 at 9:00am at Sharon Lusero's home. Residents are urged to attend to understand what their volunteer board and committees are doing and possibly getting involved to help make our neighborhood stay a neighborhood and not need a costly management company. Email Sharon if they plan to attend. slusero63@yahoo.com.