

NORTHFIELD HOMES ASSOCIATION

Board of Directors Meeting

February 21, 2019

Call to Order: The meeting of the Northfield Board of Directors was called to order at 2:00 p.m., on Feb. 21st, 2019, at the home of the President, Paul Mimms.

Attendees: Officers in attendance: Paul Mimms, Frank Graham, Sandra Loos, and Shirley Dohrmann. Also in attendance were Neil Miller and Arnold Baker, members of the Irrigation Management Committee.

Dates and locations were decided for open and closed board meetings. All meetings are going to be held on the third Thursday of the month at 1:00 p.m. Those that are open to the residents will be held in the odd numbered months: March 21st, May 16th, July 18th, and September 19th. Frank and Carolyn Graham have graciously offered the use of their home for these meetings. Closed board meetings are held in the even numbered months and will be at the home of Paul Mimms. Our Annual meeting is Nov. 21st at 7:00 p.m. The location will be named at a later date as we are working to find a place to reserve.

Irrigation Management: The committee presented their findings on the Hunter irrigation system. This system can be installed by Perfect Turf with a reasonable investment of \$3300. (\$2300 for the two controllers needed and \$1000 for two flow meters if needed)

This system will tighten the controls on our irrigation. It will monitor when to turn on and when to turn off the watering by responding to the environment. The flow meters will detect leaks. The whole system will be controlled by phone or computer.

A motion was made and seconded to contact Perfect Turf for installation. All those present unanimously voted in favor.

Neil Miller reported on the issue Northfield had with the Kansas City Water Company and their charges for meters that had been shut off since 2013 and 2016. This was a result of combining meters and properties. After having no success with direct contact with the Water Dept., Neil contacted Dan Fowler, City Councilman, to see if he could help us with this problem. Councilman Fowler then contacted the Water Company and the problem was resolved. This has resulted in an annual savings of \$900.

It is important that the residents know how much Councilman Fowler has helped Northfield and that he has saved us money on an annual basis. He is currently up for re-election in April for City Councilman from our district.

Residents' Behavior: The Board discussed a solution to complaints regarding residents' behavior or lack of proper maintenance of the property. Complaints need to be documented by taking a picture of the infraction, calling the proper authorities if there is criminal behavior, or having the Board send a letter to the resident if the behavior is an infraction according to the Declarations and Restrictions.

If the resident doesn't correct the problem after receiving a letter from the Board, then a fine could be imposed. An attorney could be contacted to help enforce the rules of the Declarations and Restrictions. A file/folder will be started and kept by the Board on anyone breaking said rules.

Treasurer's Report: Sandi Loos, Assistant Treasurer, presented a copy of the U.S. Income Tax Return for Homeowners Association to the Secretary, Shirley Dohrmann, for the permanent record.

She reported that every resident except one has paid their Homeowners' Association dues in full.

The budget for the snow removal is \$6500 so we show a deficit as we have spent \$8000 through Feb. 10th. The sidewalks are not part of the snow removal; however, the streets have been included. We have had three street cleanings at \$400 each for a total of \$1200. The Board voted two to one to approve having Perfect Turf continue clearing the streets each time they come out to shovel drives. Sandra Loos was the one dissenting vote.

Miscellaneous Business: Paul Mimms, on behalf of the Board, would like to reiterate that if any resident should witness a criminal or violent act, or have any emergency situation, they should contact a viable authority such as the Police Dept. or the Fire Dept. The Board cannot handle these situations.