

NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
MARCH 15, 2018

The Northfield Village HOA met Thursday, March 15, 2018, at Primrose Retirement Community. The meeting was called to order at 10:00 A.M.

OFFICERS ATTENDING: Richard Hanner, Gerry Schwebke, Bill Laughlin, Diane Younger, and Shirley Dohrmann.

RESIDENTS ATTENDING: Kathy Files, Ann Metzger, Lila Metzger, Jill Claxton, Frank Graham, Patrick Kelly, Louise Nolan, Jane Johnson, Eileen Kuehl, and Bob Marvin.

A motion was made/seconded to forego the reading of the minutes of the Annual Board Meeting on November 30, 2017.

Richard informed those present that the board had met earlier with Dave Price of Clayton/Summit Homes and that the information regarding that meeting would be in the minutes of today's meeting. Several committee members then gave their reports.

TREASURER'S REPORT: Diane Younger reported that there are no expenditures other than the monthly payment to Embassy for such as de-icing the entrances and a little watering.

Northfield has \$247,000 plus cash in the bank which includes \$118,000 + in reserves from previous years.

A tax return was filed for 2017 and taxes were paid on our dividend income.

Bills went out for Association dues and everyone has paid in full, with the exception of one resident who has paid nothing.

A suggestion was made to help the one resident who pays dues on a monthly basis to be on the same annual payment schedule as all the other residents. This would help eliminate extra bookkeeping.

1ST VICE-PRESIDENT: Gerry Schwebke discussed the meeting held earlier in the morning between Dave Price of Summit and the board. Dave discussed the complicated details in the transition between Summit and Rosewood. They will need to file minor plats for each property to transfer titles and to also locate common areas. This requires a description of each piece of property and affects who pays Real Estate Taxes. He suggested Gerry meet with Summit during this transition. Dave also brought a notarized, signed amendment regarding the installation of solar panels.

Questions from residents were presented to Dave.

The price of homes will be in the low \$300,000's with three available floor plans from 1417- 1630 sq ft.

Summit will not be selling any lots; as they plan to build spec houses on them. Summit is in the business of building spec homes now as this is what the market demands.

If a lot is not able to be developed, the deed will go to the HOA.

Common areas will not have a sprinkler system.

Summit does plan on investing money in the upgrading of the entrances. Bill Laughlin presented the proposal by Embassy, totaling \$33,000 for both entrances. The amount will be under consideration.

Grading plans approved by the city is in their possession. Dave asked for the properties' specs and Bill provided this. Any damage done to adjoining properties during construction will be repaired by Summit.

Grading will be done on the steep lots to prevent drainage issues and ponding of water. In all instances, they are considering the lay of the land.

The property is turned over to Northfield after the sale of the house. Summit will maintain the ground and the sprinkler system until sold.

The subcontractors and any people involved in the construction will be monitored so as to respect our properties and neighborhood. There will be a supervisor on site at all times and there will be availability to Dave and his assistant, Kyle Jones, to address any problems that arise.

Trees lining the backs of the lots will most likely be left if they are not part of the building pad.

As of now, there are no referral incentives.

There will be a model home and a realtor on sight; however, Dave isn't sure if this would be manned every day.

The sign at the entrance will be fixed. This is an important selling feature and Dave was unaware that it was in need of repair.

Summit expects to have the development of Northfield finished in approximately 2 years, but it could take up to 3 years.

Summit doesn't participate in the Parade of Homes. They have a different advertising aspect upon completion of development.

There is no definite color palette as of now; however, they have an excellent decorator with whom they work.

Short term rental property was addressed and Gerry presented an article from the K.C. Star that stated an ordinance had passed March 1st of this year that residents must file with the city to rent long term. Short term rentals, however, are still illegal. Northfield falls under city ordinances.

2nd VICE-PRESIDENT: Bill Laughlin presented the proposed landscaping plans from Embassy for our entrances. This proposal includes low maintenance flowers that are native to our area as well as perennial types that do not need to be replaced every year. This plan provides color year-round and will be maintained by Embassy.

The City Yard Waste Pick Up date is April 9th. Embassy will pick up yard waste for Northfield on the first Tuesday of every month beginning in May.

CARE COMMITTEE: Lila and her committee met with one new resident in February.

OLD BUSINESS: Half of the easement for sale along the city trail was bought by the city according to Rosewood.

NEW BUSINESS: It was decided that the garage sale dates would remain the first Friday/Saturday of the month of May. This year's dates are May 4th-5th.

The Sprinklers will be turned on, and as stated before, Summit will repair any damages they incurred during construction.

A motion was made and seconded to adjourn the meeting.

The next Board Meeting is scheduled for April 19th at 10 A.M. at Primrose Retirement Community.