

## **NORTHFIELD HOMES ASSOCIATION**

Board of Directors Open Meeting

March 21<sup>st</sup>, 2019

**Call to Order:** The Meeting of the Northfield Board of Directors was called to order at 1:00 p.m., on March 21<sup>st</sup>, 2019, at the home of the First Vice-President, Frank Graham.

**Attendees:** Officers in attendance: Paul Mimms, Frank Graham, Diane Younger, and Shirley Dohrmann

Residents in attendance: Fred Dohrmann, Nancy Bellis, Ann Metzgar, Lila Metzgar, Eileen Kuehl, Kathy Files, Brenda Bolongy, Paula Barrows, Neil Miller, Jill Claxton, Carol Gold, Sharon Rendon, Susan Martin, and Carolyn Graham.

Paul Mimms reiterated the duties of the Board of Directors as a group of volunteers that works on behalf of the community.

Residents are encouraged to attend the open board meetings to be held at 1:00 p.m. on the third Thursday of the odd numbered months. To enable the board to conduct business in a timely manner, closed meetings will be held on the third Thursday of the even numbered months. Paul reminded everyone that the schedule for meetings was sent as an attachment in a previous email to the residents.

A motion was made/seconded to forego the reading of the minutes of the annual HOA meeting in November since there were no corrections or revisions and due to the fact it was posted on the Northfield website.

**Treasurer's Report:** Diane Younger, Treasurer, submitted the Budget Report to the board. Dues were paid in full by all residents, except one, who paid the old amount of \$1,720 instead of the new amount of \$1800. So there is still an outstanding on dues by \$80.00.

Dividend Income- We changed from the money market earning of .3% to a money market earning 1%. We talked about looking at a CD, but when Sandi checked rates six weeks ago, the commitment was for 15 months which was too long to benefit. With reserves currently at \$87,000, and a minimum \$50,000 required to benefit from the increased rate of return, it was decided that it was not prudent to commit to that length of time.

Snow Removal – We have spent \$11,275 (including \$1,200 for city street clearance) to date. Our total budget for the year for snow removal is \$6,500 with March and December still unknown factors for future snow events. Budget shortage will force us to look at drawing money from other budget items or from our reserves.

**President's Report:** Paul Mimms discussed the issues/complaints regarding snow removal this winter:

Street Snow Removal - We had a total of three street cleanings at \$1200. In the past, Perfect Turf had cleaned the streets in order to help their crews facilitate easier snow removal on and around driveways. This service was not a part of our budget. However, entrances will continue to be treated to make it safer to navigate onto Line Creek Parkway.

Sidewalk Snow Removal - There were complaints that not all sidewalks had been cleared during snow events. This is attributed to the fact that there were different crews working in Northfield. Some crews would just walk their equipment down the sidewalk as it was easier to do so. This has always been just a courtesy and not a service. The cost per snow event would be \$2500. The residents have voted no to this service in the past. If we need to figure this service into our budget next year, then we will have to have a community vote, especially if this increases our annual association dues. Nancy will talk to Mike Mason at Perfect Turf to see if he could discount this fee for us. We need to evaluate exactly what services we need and want. Snow removal for sidewalks is in the By Laws.

One resident brought up the question of who exactly owns the sidewalks and who would be responsible for snow removal as well as maintaining them for repairs and safety. If the HOA owns the sidewalks, then it would be responsible for such repairs and maintenance and not the resident.

Susan Martin will create a form for the website that will help identify those residents who cannot do any snow removal and help them find someone who can do this for them in the event that we do not get enough snow to have Perfect Turf come out.

**Social Committee:** Paula Barrows reported that the Social Committee is working on the date and location for our annual Spring Fling. The dates they are considering are April 27<sup>th</sup> and April 29<sup>th</sup> and the venues could possibly be Red Robin, Summit Grill, or a location for a catered meal. This would be an evening event.

The committee is looking at possible nominees for the "Good Neighbor" award.

**Welcome Committee:** Lila reported that it had been hard to visit with new residents this winter due to the weather. They still have new residents to visit including a new resident in one of the Summit homes.

**Beautification Committee:** Eileen Kuehl, reported that the committee was allowed a budget of \$2000 per year. Plantings and improvements will have to be spread out over several years.

She met with Perfect Turf to discuss our contract with them as well as planting annuals and pocket park renovations. They came out on March 20<sup>th</sup> to deadhead the old perennials and clean the pocket parks.

Perfect Turf will be submitting bids on tear outs, mulching, plantings and benches for the gazebos.

Eileen submitted an idea for memorializing areas such as benches and plants with donations from the residents. She will send out a letter with the information as well as a price list.

It was noted that some areas do not have an irrigation system for watering. This basically includes the pocket parks.

The Beautification Committee will meet with Sarah Crowder from the Heartland Tree Alliance during the April meeting to discuss the tree replacement along Line Creek.

Nancy Bellis consulted with the City of Kansas City regarding the trees planted in the median at Line Creek and Barry Rd. People are concerned about the safety of drivers entering Barry Rd. when the trees get big enough to block their vision. She said the city assured her they would take care of this.

Nancy proposed another Northfield Clean Up Day. It will be Saturday morning, April 6<sup>th</sup>. Residents will meet in Nancy's garage at 8:30 a.m. For coffee and donuts. Then we can all head out and clean up. The only thing you need to bring is a pair of gloves and paper lawn bags. She will have extra supplies if you need them. This should take approximately two hours. If rain cancels our plans, please check your email early that morning.

### **Grounds Committee:**

**Irrigation System:** Neil Miller explained the charges from the Kansas City Water Co. for meters that had been shut off. This was a result of combining meters to cut down on water usage charges. He had contacted the water company without success until he talked to Dan Fowler, City Councilman, at a local event that Councilman Fowler was hosting. Councilman Fowler contacted the Water Co. and the problem was resolved. That meant a savings of \$900 annually. A notarized letter was also sent to guarantee that

future meters that are shut off will not be billed after being taken out of use.

The committee, which includes Arnold Baker, Dewey Clark, Frank Graham, Neil Miller and Paul Mimms, presented its findings regarding the Hunter irrigation system to the board at the closed meeting on February 21<sup>st</sup>. This system will be installed by Perfect Turf with an investment of \$3300. (\$2300 for two controllers and \$1000 for two flow meters if needed). This system will tighten controls on our irrigation. It will monitor when to turn on and off the system by responding to the environment. The flow meters will detect leaks. The whole system will be controlled by phone or computer. The houses with individual sensors will not be included in this system but will be cleaned and checked as they are under warranty.

Paul announced that Nancy is officially Grounds Committee liaison. Frank Graham remains as the chair of the committee. Nancy will do the legwork to check out issues and complaints. Shirley Dohrmann will be assistant to Nancy Bellis. Nancy will only have access to the forms on the Northfield website in order to answer these issues.

**Old Business:** The issue of allowing rentals in Northfield came up. The survey taken last year had proven inconclusive. There was only 60% response and the issue was split down the middle.

**New Business:** A resident asked what the Post Office intends to do with the parcel mailboxes as they are not being used. It was suggested that the concrete pads under these boxes could be used to repair the cluster box that was moved off of its base on 87<sup>th</sup> Terr. It was noted that it was up to Summit and the Post Office on how to repair. Brenda Bolongy, who introduced herself, discussed the cluster box that she had damaged and had repaired.

Someone explained that the single mailboxes were put out for the houses that were built one at a time. If a resident wishes to have a single box and not a cluster box, he/she would have to put in their own. The Post Office would then have to use them.

Board Members' names are not available on the Home Page of the Northfield website. It was suggested that only the names of each member be listed there without email addresses. This would make them more accessible to residents but not pose a security issue.

Paul Mimms, Frank Graham, and Nancy Bellis had a discussion regarding duties of board members regarding emergency and threatening situations that arise in Northfield. To be helpful, efficient, and prompt in handling any situation, the report should be made to the appropriate personnel. Documentation of any situation is helpful, especially if legal recourse has to be taken. Use of a cell phone camera is also helpful along with

noting the date, what happened and by whom.

**Misc. Business:** Volunteers were asked to step forward to serve on the board. Jerry Lafferty is a member in name only and is not able to attend meetings.

Gerry Schwebke is still very active in our community as an Architectural Committee member and chair committee head.

If anyone needs a notary, Nancy Lutjen's daughter has volunteered to be of service to Northfield residents.

**Garage Sale:** Our annual garage sale will be on the first weekend in May which is Friday, May 3<sup>rd</sup> and Saturday, May 4<sup>th</sup>. The board unanimously voted in favor of keeping the sale on the first Friday/Saturday in May.

Arnold Baker requested new garage sale signs for the streets in Northfield. Paul authorized the Treasurer, Diane Younger, to buy ten new signs.

The next open board meeting will be May 16<sup>th</sup> at 1:00 p.m. At Frank and Carolyn Graham's house.