

**NORTHFIELD VILLAGE HOMES ASSOCIATION**  
**MINUTES OF BOARD MEETING**  
**April 19, 2018**

The Northfield Village HOA met Thursday, April 19<sup>th</sup>, 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:** Arnold Baker, Laurie Virkstis, Jill Claxton, Brenda Michael, Ann Metzger, Lila Metzger, and Eileen Kuehl.

The minutes of the last board meeting on March 15<sup>th</sup> were read by the secretary, Shirley Dohrmann. Bill Laughlin made a correction to the minutes: Embassy would not be picking up yard waste on the first Tuesday of every month, but on the first Monday of every month starting on May 7<sup>th</sup>. A motion was made/seconded to approve the minutes.

Richard Hanner, President, introduced our newest resident, Laurie Virkstis. Laurie resides at the former home of Art and Millie Pudenz, 3120 NW 86<sup>th</sup> St.

**TREASURER'S REPORT:** Diane Younger reported that total assets for Northfield are \$249,195. We are \$1600 under budget due to the fact that there were no snow removals this past winter. We do, however, have \$15,000 less than this time last year. One resident still isn't paying any homeowners' dues.

**FIRST VICE- PRESIDENT REPORT:** Gerry reported on several projects pending.

1- The Assessor's Office has requested that Northfield verify that it is a Non-Profit organization.

Our Certificate of Corporation states this. Annual reports are sent updating this information as well.

2- Summit has determined that some lots are problematic and cannot be developed. These would be turned over to Northfield by Quick Claim Deeds. We need to make sure that Summit cannot make claims on these lots once they are turned over to us. Undeveloped lots have to be maintained by the HOA. It was suggested that we ask Summit to share the cost of paying for these lots.

3- Irrigation of the common areas was discussed. There is no irrigation of common areas now except those areas around the houses.

4- A form was filed to accept solar panels in Northfield. A different and new form is now required so this is still in limbo.

There was discussion regarding short term rentals in Northfield. Gerry informed us that we are not zoned for this. He wasn't sure about long term rental. We only have two rental properties right now. Multiple family homes were also discussed. As of now, we are listed only as single-family residences.

**SECOND VICE-PRESIDENT REPORT:** Bill Laughlin reported that Embassy has lowered the price of the landscape work at the two entrances from \$33,000 to \$26,000. Summit has agreed to pay for half. Embassy hasn't given him the final plans for the Gazebos and Bill is asking for high-end, medium, and low-end bids for lights in this area. The landscape committee will add the color and interest by planting annuals.

Our tree service is removing two trees along Line Creek as well as a stump and the leaning pine tree. They will also thin out and remove some of the choke cherry trees at the entrances. Nathan has bid \$600 for this job. This includes clean-up of the debris.

Bill stressed once again that if residents have any grounds' concerns or issues, they are to go to the Northfield website and fill out the appropriate form. This is listed under "Forms".

**BEAUTIFICATION CMTE:** There was no new business.

**ARCHITECTURAL CMTE:** Requests from various residents for changes to their homes/yards include:

Diana Kirk – Landscaping around her house.

Larry Sperl requested a change to replace his existing deck with an enclosed deck.

Barb Fluchel wants to replace her front door and add the side lights (windows) and storm door.

Laurie Virkstis requests a storm gutter in the back of the property to drain water.

Sharon Rendon wants to replace her front window.

**COMMUNICATIONS CMTE:** No New Business

**CARE CMTE:** Lila Metzger informed the board that there was no new business. She told Laurie Virkstis that they plan on visiting with her soon.

**SOCIAL CMTE:** The Spring Fling is Tuesday, April 24<sup>th</sup> at Cascone's.

**NEW BUSINESS:** A new committee will be formed to address changes made to the By-Laws and Declarations of Northfield. They will review the by-laws and discuss changes. These suggestions will be presented to the Board for approval to present to the homeowners for a vote.

The members of this committee will be Richard Hanner, Gerry Schwebke, Don Woods, Jill Claxton, Bob Marvin, Sharon Rendon, Nancy Bellis, and Laurie Virkstis.

A motion was made and seconded to adjourn the meeting.

**The next Board Meeting is scheduled for Thursday, May 17<sup>th</sup>, at 7:00 p.m. at Primrose Retirement Community.**