

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
APRIL 27, 2017**

The Northfield Village HOA met April 27, 2017, at the home of Diane Younger. Richard Hanner called the meeting to order at 10:00 A.M.

OFFICERS ATTENDING: Richard Hanner, Gerry Schwebke, Bill Laughlin and Diane Younger. Carol Gold acted as Secretary in Sharon Rendon's absence.

RESIDENTS ATTENDING: Ann Metzger, Lila Metzger, Jill Claxton, Louise Nolen, Susan Martin, Kat Ficke, Neil Miller, Kathy Files

Carol Gold read the minutes. Richard corrected the date for the May meeting to May 25. Bill made the motion to accept the minutes; Gerry seconded the motion.

Kyle Jones and David Price represented Summit Homes at the board meeting. Summit Homes is interested in buying Northfield Village Property for development. They are currently working with a surveyor and title company to get "clean titles". Kyle stated the importance to Summit Homes of being compliant with other homes in NFV. There is the possibility that several model homes would be built. Summit Homes has several collections of model homes. David Price stated that 8 to 10 homes would be built in the first phase; followed by a build out in 2 years. Only Clayton Developers, Inc. would build. Slab homes are usually not built; however, if there is a market for them, they could be built. David informed the board that Summit Homes would mow their properties and that construction materials would be confined. Neil Miller asked that the irrigation meters cover more than one home. David agreed.

Diane Younger gave the treasurer's report. She informed the board that one resident is paying HOA dues monthly and the dues therefore include an interest amount. Gerry said that was acceptable. It was suggested the resident send the check directly to Sandi Loos, Treasurer.

Embassy is cutting the grass high, which is how it should be done. Overseeding has been done.

If there are problems with sprinklers, please let Bill know by using the approved form available on the website.

Susan Martin questioned the various committees' duties. Jill Claxton said the information could be found in the Frequently Asked Questions Document, also available on the website.

Rita Pickering heads the Beautification Committee. It is in charge of pocket parks, street islands, and parkway plantings.

Embassy has given NFV an estimate of \$1725 to plant a river birch and provide a river rock border near the north entrance.

If there are issues with the legacy trees, contact Richard Hanner. The board will make a decision. Jill Claxton and Richard will be the legacy tree board committee. A form will be available on line.

Susan Martin reported the tree behind Loepp's house would be removed. Vinca will be planted in the area.

Bill Laughlin will establish a list of long term projects needed in the area. Susan will put a form on line dealing with any issues for any of the committees.

There was no report from the Communication Committee.

Lila Metzger from the Care Committee reported that two new residents will be moving into NFV in May. Chris Brown has bought the house at 2919 NW 86th Terrace. Christy Brown is renting the house at 3032 NW 87th Terrace.

Kathy Files reported for the Social Committee. A good time was had at the Spring Fling held earlier in the week. The garage sale will be April 28 and 28. Virgil Hoffman will be in charge of the Fish Fry in September.

Residents should not turn on the sprinkler system. If it happens, the resident will be assessed a charge for the water usage.

Kat Ficke would like to have a sprinkler head repositioned onto a grassy area so it does not interfere with her flagstone patio. It was suggested that Embassy could help with this.

Richard called AT&T and KCPL about boxes in need of repair in several NFV yards. He suggested residents call if they have boxes that need repair.

Gerry asked if the board thinks the color palette for NFV homes needs to be expanded. There are three parts of the exterior of homes to consider: body, trim, accent. It was decided to establish a paint committee, but to wait to see if the Summit Homes deal goes through. Susan stated both Sherwin Williams and PPG can match our present paint colors.

Schedule for future meetings:

Thursday, May 25, 7:00 P.M. at Primrose. Flyers will be posted the week prior as a reminder.

Board meetings will be held on Thursdays. The next dates scheduled are June 15, July 20, August 17, September 21 and October 19. Meetings will be at 10:00 A.M. at the home of either Diane Younger or Nancy Bellis.

The Annual HOA Board meeting will be November 16, 7:00 p.m. at Primrose.

Gerry Schwebke motioned that the meeting adjourn; Bill Laughlin seconded the motion.