

## NORTHFIELD HOMES ASSOCIATION

Board of Directors Meeting

May 16, 2019

**Call To Order:** The open meeting of the Northfield Board of Directors was called to order at 1:00 pm on May 16, 2019 at the home of Frank and Carolyn Graham.

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

Residents in attendance: Virgil Hoffman, Robinn Weber, Nancy Bellis, Susan Martin, Therese and Joe Searle, Bill Laughlin, Carol Gold, Pat Crain, Arnold Baker, Richard Hanner, Fred Dohrmann, Gerald Schwebke, and Henry and Phyllis Font.

Paul opened the meeting with a request of a verbal roll call so that he would know who was in attendance. He praised the board on the good job they were doing and announced that Brenda Bologny was the newest board member and would be finishing Jerry Lafferty's term as 2<sup>nd</sup> Vice-President. She was absent from the meeting due to a doctor's appointment.

**Beautification Committee:** Sandi Loos and Rita Pickering walked the neighborhood to decide which legacy trees need to be removed. Along with Nathan Macko, who walked the neighborhood as well, they made a list prioritizing those trees needing to be removed first as posing the most danger to residents. The rest of the trees will be removed with the least dangerous to residents at a lowest priority.

One resident noted that there were pools of standing water between homes in the newly developed area as a result of the construction done by Summit. A concerns form will be filled out and sent to Grounds Chairperson, Frank Graham. There are also weeds growing on Summit property. It was suggested that we call the Kansas City, Missouri Action line at 3-1-1 to report. The dead ash tree at the corner of Britt and Britt was referred to the action line as well.

**Grounds Committee:** Back flushing of the irrigation system was discussed and turned over to the Board for contact with Perfect Turf to take care of as this is covered in our contract with them. They, in turn, will turn over a report to the City of Kansas City.

Pat Crain reported that her irrigation system had improper sprinkler heads in some areas. She was instructed to fill out a concerns form and forward to Frank Graham.

Paul Mimms stressed the need for more help for the Grounds Committee members. Since Frank Graham has reasonable limitations, more people are needed to be "his legs" in responding to concerns regarding property issues. Nancy Bellis, his assistant, could use more people to help her respond in checking out these issues, especially when they become too numerous for one person. Robinn Weber and Pat Crain volunteered to help.

Frank will still be the decision maker regarding all grounds' concerns, so they would report to him.

Bill Laughlin suggested the Board take another look at the need for a drainage ditch in his yard. There is a lot of water that drains from Summit property and surrounding homes and continues to the house on the south side of him. This water, in turn, ponds on the sidewalks, forming algae that is dangerous and slick. We would need city approval to build this drainage ditch and hook up to the city sewer system. Since it starts with Summit property, Summit would have to be part of the solution.

There was a discussion regarding having Embassy back to do any work such as replacing plants, etc. They do not owe us any more work as they finished up in Northfield last fall.

The water leak at Britt and 86<sup>th</sup> St., was repaired.

The weeds that are behind Robinn Weber's house will be treated.

The deep drop off on the sidewalk on the south side of the second entrance by the Metzgars will be top priority to repair.

**Renters and Rental Properties:** There were a total of 45 responses to the Survey emailed to the residents last year regarding rental properties in Northfield. The majority of the responses was not in favor of allowing rental property in the neighborhood. The Northfield By Laws prohibit commercial activities by residents. Rentals and Air B and B's fall into this category.

The privileges that renters have was also discussed. It was decided that no copies of the Master Directory should be given to any renters, especially short-term renters. One resident expressed concern about so many people having access to our email addresses as someone used her email address to obtain privileged information that only Northfield homeowners should have. Paul Mimms suggested contacting Dusty to set up a password system for each resident to access the website. Renters do need to know the by laws and rules and they can obtain this on the homepage without access to personal information on residents.

**Documents found on Website:** Committees such as the Welcome Committee could post fact sheets on the Northfield website describing their duties as well as listing the members of the committee.

There should be a fact sheet for approval of house paint colors and what upgrades and improvements need to be approved by the Architectural Committee.

**Summit:** Richard Hanner, liaison to Summit Homes, called to find out why no sod has been put down on most of the yards of the houses that have been built. After talking to Kyle, he found out that they are behind in their work load and that the irrigation system needed to be installed and connected before the sod could be laid. The sidewalks that have been torn on 87<sup>th</sup> Terr are also a concern. The dirt and mud has collected on these sidewalks making them impassable. It was suggested that we call the 3-1-1 Action Line for Kansas City or possibly get Councilman Dan Fowler to help as he has been a huge help in solving our water meter issues in the past. Paul suggested contacting our lawyer, Rob Hoffman to find out our legal recourse. Richard Hanner and Gerry Schwebke volunteered to take the lead on this.

**Miscellaneous Business:** Any communication with outside entities on behalf of the community should be initiated by the Board and not specific residents.

There is no restriction in parking on driveways overnight; however, there is no parking on the streets overnight. No RV's are to be parked for an extended period of time without Board approval.

Garage sales are limited to one community sale a year in order to preserve the quiet atmosphere of our neighborhood. One resident, who was not able to participate in our annual sale, asked if she could be approved by the Board to have her sale at a later date. She would do her own placing of signs as well as her own advertising. The Board will decide approval when they receive her request in writing.

An idea was presented that would help prospective buyers know what rules and by laws govern living in Northfield. This would involve being in touch with the listing agent so that he/she could go over this information with the buyer.

**Treasurer's Report:** The Treasurer, Diane Younger, submitted her report to the Secretary. Total Assets are: \$210,041.98. All dues from the residents are paid in full.

**Social Committee:** The annual Spring Fling Dinner was held at Paul and Jack's Tavern in North Kansas City. About 50 residents attended. The Annual Fish Fry will be Sat., Sept. 7<sup>th</sup> at 5:30 p.m. More details will follow.

**Care Committee:** In the past two months, the committee has welcomed residents to five new homes in Northfield. We have left information with new residents and have later met with them to answer any questions they had. We will meet with the newest residents once they are settled.

The next board meeting will be a closed meeting on June 22<sup>nd</sup>, at 10 am at Paul Mimms.