

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
MAY 25, 2017**

The Northfield Village HOA met May 25, 2017, at Primrose Assisted Living. Richard Hanner, President, called the meeting to order at 7:00 P.M.

OFFICERS ATTENDING: Richard Hanner, Gerry Schwebke, Bill Laughlin, Diane Younger, Sandi Loos, Sharon Rendon

RESIDENTS ATTENDING: Twenty-six residents signed the attendance sheet. Several more joined. The sign in sheet is on file with the minutes.

Sharon Rendon read the minutes. Bill made a motion to accept the minutes as read, Richard approved.

Treasurer's Report: Sandi Loos reported that 91 homes were billed for dues. 43% of the budget is scheduled for lawn maintenance, 27% for water usage, with 30% remaining for snow removal and other costs. With Embassy we are on a pay as you go basis, paying each month, as opposed to paying up front as we did with Perfect Turf. There is currently \$254,000 in the account. Water rates are expected to increase.

1st Vice President Report: Gerry Schwebke indicated that Summit homes continued to express interest in developing the remainder of the community. His latest conversation with David Price of Summit, said defining the property legal descriptions has presented several issues, but they continue to work towards that end, including a contract extension with Rosewood. They are in the process of obtaining permits, so they will be ready to go should all proceed as planned. The property has been surveyed in accordance with the American Land Title Association (ALTA). Richard added that Kyle Jones & David Price of Summit think all remaining lots are suitable for building. There was much discussion on the type of homes to be built. Richard said as soon as any additional information is known, it will be published to the residents.

Grounds Committee: Bill Laughlin presented the grounds report, praising the job Embassy as done to date. Bill maintains a list of action items and provides it to Embassy regularly. There are currently 40 active items. Embassy is divided into three groups: Grass mowers, Irrigation, and Architectural. Bill emphasized that all requests for service must be submitted to him using the form that is available on the website. Residents should not request service directly from the employees. For example, explaining a sprinkler head issue to the grass mower does no good, as only the irrigation "branch" of Embassy works those issues. The cost for the irrigation assistance is \$75 per hour, grass mowing, \$55 hour, so again there is a cost discrepancy when discussing issues with the wrong people. Susan Martin and Bill identified 4 or 5 legacy trees for removal. Also, the 42 choke cherry trees on line creek are diseased. A tree company was called and they said it

was a weather related fungus and the trees should come back. As of May 24, 2017, there have been 7 mowings. After the first mowing, Bill walked the entire neighborhood and critiqued 30 items. Embassy corrected and they are continuing to get to know the layout and improve. Three bids were received for erosion control, ranging from \$13,000-\$15,000. The cost is too high for the HOA. Where drainage is a problem in yards, Bill suggested planting vinca. The sprinkler rotation is set for Wed/Fri/Sun beginning at 9:00 P.M. Depending on where your yard falls in the rotation, your starting time will vary.

Beautification Committee: Richard reported for Rita Pickering. \$1400 has been approved to enhance both entrances. \$353 was approved for annual flowers.

Architectural Committee: Gerry reported that this committee also used a spreadsheet for tracking requests. The form for submission is available on the website. Between 4/25-5/25, eleven items were submitted.

The available color palette for homes is still under review to see if expansion is needed.

Care Committee: Northfield lost another resident recently. A member of the committee took food and a card to the family. Northfield has also welcomed two new residents.

Social Committee: The next social event is the annual Fish Fry. It is scheduled for the first Saturday after Labor Day. More details will follow closer to the date.

Miscellaneous Items: A resident mentioned he has had problems with a feral cat (or cats). Please do not feed them as this enhances the problem.

Someone asked if anybody knew what type of siding was originally installed on some of the homes. Tom Files provided the following information from a piece of original siding he has. Manufacturer: Certainteed Corp, Style: Monogram D5, Color Silver Ash. The original installer was Border Siding of Raytown.

The new signs at the entrances announcing the HOA meetings were printed and provided by Virgil Hoffman. The next meeting will be June 15, 10:00 A.M., at the home of Diane Younger.

Diane motioned to adjourn the meeting. Bill seconded and the meeting was adjourned.