

NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)  
**MINUTES OF BOARD MEETING**  
**JUNE 15, 2017**

The Northfield Village HOA met June 15, 2017, at the home of Diane Younger. The meeting was called to order at 10:00 A.M.

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

**RESIDENTS ATTENDING:** Jill Claxton, Lila Metzgar, Susan Martin, Rita Pickering, Louise Nolen, Paula Barrows

Sharon Rendon read the minutes and they were approved.

**Treasurer's Report:** Diane Younger reported there is currently \$243,618 in the HOA account.

**1<sup>st</sup> Vice President Report:** Gerry Schwebke reported that Summit Homes is continuing to work on title issues in their ongoing effort to acquire and develop in Northfield. Their surveyor will work on plans for the lots. Closing could be as early as next month, if all goes well.

**2<sup>nd</sup> Vice President and Grounds Report:** Bill Laughlin reported on several issues. The sprinkler controller for the east side of Liston St (from the Gillespie to Rendon homes) needs to be replaced. Embassy's proposal was \$2200. The board voted to approve replacement. The controller will be installed on the Rendon home, with the approval of the owner.

One resident received a delinquent billing notice for a backflow meter. These bills are the responsibility of the city, so should you receive one, please contact the board. You are not required to pay the bill.

There are three extra boxes installed on irrigation system 3. Nobody knows who or when they were installed. Bill will continue to check on this.

Trees in the islands on Line Creek need to be trimmed up for Safety purposes. A bid for trimming will be requested.

Bill has received 72 concerns/complaints of "brown out" in the grassy areas of our neighborhood. Even with watering 3 times a week, this will happen due to the extreme heat. Embassy will advise if there are any areas that need corrected where the grass is actually dead. Otherwise, it is dormant and will come back.

As advised in the past, the homeowner is responsible for locating sprinkler heads and lines before starting any project where one may be located. The HOA does not know where the heads or the sprinkler lines are located.

Different boards have requested this information from the previous developer for years. They did not provide a schematic or plan and they don't have one. The best way to see where the sprinkler heads are located is to watch your sprinkler run through a cycle. If you (or your contractor) suspect a sprinkler line, light digging may provide an answer.

Please remember to use the form on the website to send your grounds issues to Bill. This is the only way to ensure that they are tracked and worked. He is in constant contact with Embassy. He cannot fix items for you, nor can he locate sprinkler heads for you, but he is tracking progress of all submitted requests. In the rare case you know someone who does not have access to a computer, please notify a board member and they will assist with submitting the appropriate form.

**BEAUTIFICATION COMMITTEE**: Rita advised the sprinkler heads in the Gazebos are not running at maximum efficiency. Currently, some of the plants are being hand watered. This requires carrying buckets of water to the area. A sprinkler head is also directly hitting the entrance sign. Both issues will be checked by Embassy.

**ARCHITECTURAL COMMITTEE**: Nine requests were received for approval. Again, it is a requirement to use the form on the website when submitting your requests. By doing so, an automatic record is generated. Remember, extensive yard décor must be approved.

**CARE COMMITTEE**: Lila reported Northfield lost another resident and the committee delivered food and a card to the family. Additionally, as part of the welcome process, information regarding the website will be discussed with all new residents.

**SOCIAL COMMITTEE**: The next event is the Fish Fry, first Saturday after Labor Day. The location has changed and it will be held on Liston, at the home of Joyce & Mike Fears. More details will follow as we near the date.

**MISCELLANEOUS**: Residents attending brought up the following concerns for discussion.

**Yard Waste**: Although in the past with Perfect Turf, properly disposed yard waste would be collected on mow days. This is NOT in the contract with Embassy. If you are in need of such collection and cannot wait until the city's free collection days, Nathan Macko, with the tree company is available. Inquire about any fees. His number is 816-728-8246. On Saturdays there is also a free dumpsite on Cookingham. You must show your ID to prove you are a resident of the area.

**Carpenter Bees**: One resident has noticed these bees on their property. They can quickly "drill" into your structures.

Continued Development of Northfield Village: If the neighborhood does grow as projected, one consideration may be to turn the management over from the board to a professional management company. As you know, the board members work on a volunteer basis. It is increasingly difficult to get volunteers. If the projected 50+ homes are built, the workload would be extremely difficult to manage. There will be more discussion on this should Summit complete their purchase and begin developing.

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

The next meeting will be Thursday, July 20, at 10:00 a.m. The August meeting will be WEDNESDAY, August 16<sup>th</sup>, at 10:00, also at Diane Younger's home.