

**NORTHFIELD VILLAGE HOMES ASSOCIATION (HOA)
MINUTES OF BOARD MEETING
JUNE 16, 2016**

The Northfield Village HOA met June 16, 2016, at the home of President Virgil Hoffman.

Officers Attending: Virgil Hoffman, Jerry Schwebke, Peggy Dochterman, Neil Miller, Sharon Rendon

Residents Attending: Richard Hanner, Bill Laughlin, Jane Johnson, Rita Pickering, Nancy Bellis, Eileen Kuehl

Meeting called to order by Virgil.
Minutes for May 19, 2016 read and approved.

Treasurer's Report: Neil reported there is currently a balance of \$187,680 in the account, with \$1172 in monies due to the HOA. The HOA is well under budget at this point in 2016. An open invoice for \$7000 is due to Perfect Turf for previously approved planting of vinca. This invoice will be paid when issues with the planting are resolved. Additional information provided in the Grounds report.

1st Vice President Report: Jerry is in discussion with legal counsel regarding Lot 72, 87th & Britt, concerning \$1400 HOA dues owed since the property went into mortgage default/foreclosure. The Platte County 6th Judicial court is in receipt of necessary documents from the HOA and the court is scheduled to hear requests from lien holders, including the HOA lien, on July 8, 2016. The board approved paying legal fees associated with this issue.

2nd Vice President & Grounds Report: Peggy reported she is still working with Perfect Turf in an effort to resolve the complaints she has received from homeowners concerning property damage, poor mowing results, watering issues, etc. A significant issue is the vinca planting. The plants did not survive, were replaced once and again did not survive. A suggestion was made to use rock in the area in lieu of vinca. The Board disapproved the suggestion. Nancy Bellis will be submitting a water bill upon completion of several projects Perfect Turf is accomplishing in the common areas, as they are using her water source. The board approved reimbursement.

Several residents have received notices that their water would be shut off if sprinkler issues were not corrected. The water company routinely inspects sprinklers and it is standard procedures to issue such notices if a problem is noted. If you receive such a letter please let the landscaping committee know and the issue will be addressed with Perfect Turf. The shut off only applies to the sprinklers, not water to the home and to date no shut offs have occurred.

There is a continuing issue with weeds growing in vacant lots. Bill Laughlin said he called the 311 help number and filed a request to have the weeds in the lot adjoining his property mowed and the city responded by sending mowers. If you own a home next to a vacant lot that requires attention, you may consider calling 311. It is our understanding that only those residents whose property is connected to or is directly affected by the unsightly weeds can file the complaint. The weeds must be at least 14" tall. If you call and receive additional or different information, please advise a member of the landscape committee. Peggy will also contact the developer and ask him to assist, as the lots do not belong to the HOA.

The HOA is still waiting on legal counsel regarding tree maintenance. As mentioned in last month's minutes, there are numerous issues since there are legacy trees, as well as trees planted by the city, homeowners, and HOA. A motion for removal of two trees that pose a hazard to property was approved at the lowest bid of \$600.

Several residents are experiencing severe drainage issues. Consultation between the developer and the HOA will be necessary in trying to find a resolution.

Peggy is working on a proposed bid solicitation to be issued in the fall to landscape competitors, as the contract with Perfect Turf expires at the end of 2016. The new contract may be proposed in three parts: irrigation, mowing, and snow removal.

Thanks given to Peggy for her diligence in continuing to work with Perfect Turf on resolving the many issues and complaints she receives on a nearly daily basis.

Architectural: Requests for home improvements and significant landscape improvements are subsiding. Sidewalk repairs, previously approved, are scheduled to be completed July 1 & 2.

Volunteers have agreed to fill a pothole that is in the concrete between the asphalt and curb at the entrance. Rita Pickering contacted the city and was advised that since the pothole is not in the roadway, it is not a city problem, rather a homeowner issue.

Communications: Nancy Bellis has resumed the duties of this position after a short break.

CARE: Lila Metzgar advised Virgil that the committee continues to schedule visits with new residents. They also contacted the family of a resident who recently passed, and offered a card and food.

Social: No report.

Neil moved to adjourn the meeting. Peggy seconded and the meeting was adjourned.

The next meeting will be Thursday, July 21, 2016 at the home of Virgil Hoffman, President.