

NORTHFIELD HOMES ASSOCIATION

Board of Directors Meeting

June 20, 2019

Call To Order: The closed meeting of the Northfield Board of Directors was called to order at 10:00 am on June 20, 2019, at the home of Paul Mimms, President.

Attendees: Officers in attendance: Paul Mimms, Frank Graham, Brenda Bologny, Sandi Loos, and Shirley Dohrmann.

A resident of Northfield wrote a letter to the board regarding issues that he thought needed attention:

Street trees – The trees planted along the street in front of each resident's house can be trimmed or cut back if the resident feels it is needed.

Gazebos – The gazebos at the entrances need to be inspected to determine if they are in need any repair or painting. This will be evaluated by the Board and this expense will be figured into next year's budget.

Street conditions – On April 30th, Brenda Bologny called the city to inform them that some sidewalks and some curbing are in need of repair. She will be walking around Northfield to assess the damage and note where repairs are needed and then inform the city.

New Business: On the Northfield website, under the NHA Home Improvement Projects, is a list of long-term projects that have been started by previous Board members. This list will be reviewed and updated and then placed on the website.

Grounds Committee: Frank Graham met with Perfect Turf and presented a report on the status of the irrigation system. All of the individual systems are now turned on. Each rotor will run thirty minutes and each mister will run five to ten minutes. This will occur between the hours of 11:00 p m and 4:00 a m.

The wiring of the north controller of the irrigation system was damaged when Summit started excavating dirt. Perfect Turf is working on repairs to this controller and will turn on the system when it is fixed. The system will water between 9:00 p m and 3:00 a m. We will ask Summit to reimburse us for these repairs. Due to one resident's pursuing of a solution to a particular irrigation problem, the Board now has the name of a contact person from Summit that can hopefully better handle and address our concerns and complaints.

Sod will be put down in the yards of the new homes that Summit has built as soon as City Hall approves their permit for the irrigation systems.

There was a discussion regarding the maintenance of one resident's berm that was put in by the developer.

The rental property at the first entrance has overgrown weeds and flower beds that are not maintained. It has been suggested that we get a bid to remove all flower beds and place sod down in these areas. A board member pointed out that in the Restrictions, a lot must have minimal landscaping.

The Grounds Committee went to check and review the condition of a resident's landscaping and deck. The landscaping was found to be in good condition and the deck in need of a little repair.

Another resident has started clean-up of weeds and overgrown landscape areas. Algae stains that are present on the outside of the back of the house is also being addressed.

HOA Responsibilities: There was a discussion regarding what is defined as common area.

Lawn services, not including maintenance and care of trees, bushes, shrubbery, and flower beds on lots, is provided by the HOA. The Bylaws were amended to include legacy trees that are dead or pose a danger. Legacy trees are defined as those trees that were on the property prior to any land development by the original developer. The HOA also maintains the trees planted at the entrances and within the pocket parks' perimeter. Street trees are located between the sidewalks and the streets. These trees are not the responsibility of the HOA and are owned by the city of Kansas City. All other trees are the responsibility of the lot owner whether they were planted by the owner, a previous owner, or one of the developers within their lot perimeter.

Snow removal is also provided for driveways and on sidewalks from driveway to house.

(Suggested) **HOA Priorities:** In allocating the limited budget resources for removal or maintenance of trees, the HOA will prioritize the needs based on the following criteria:

1. Legacy trees that pose an immediate threat to a homeowner's property.
2. Legacy trees that will most likely pose a threat to property in the foreseeable future.

3. Legacy trees that are unsightly, and in an area seen by most of the community (entrances and other 'public' areas)
4. Legacy trees that are unsightly and are in areas of limited visibility.

There will be a vote by the board members at the next open Board meeting regarding this policy.

Rita Pickering and Sandi Loos walked the neighborhood along with Nathan Macko to identify legacy trees, that are the responsibility of the HOA, to estimate a realistic budget for tree maintenance needs in the future, and to prioritize immediate needs associated with these legacy trees.

Our current budget is \$1,500 for the 2019 fiscal year. The budget has been exhausted for 2019. Assuming the HOA will continue to maintain these legacy trees, a more realistic annual budget is \$4,000 based on Nathan's review.

Treasurer's Report: Our total assets are \$200,954.40, including \$87,518.72 in reserves

Misc. Business: Brenda checked on the removal and placement of the mailbox on N. W. 87th Terr, that Summit had removed. The mailbox has been placed on its permanent cement pad.

The Board reiterated that overnight street parking by a resident or his guest was prohibited. Cars are to be parked on driveways or in garages overnight.

The Board wishes to encourage all residents to resolve issues with neighbors by talking to others in a respectful and neighborly way.

The next Board meeting is an open meeting scheduled for July 18th, 2019, at 1:00 p m at the home of Frank and Carolyn Graham.